

NASSAU COUNTY OFFICE OF HOUSING
AND COMMUNITY DEVELOPMENT



NASSAU URBAN COUNTY CONSORTIUM

END OF THE YEAR REPORTING
NARRATIVES

Edward P. Mangano, County Executive

John R. Sarcone, Executive Director
Kevin J. Crean, Deputy Director

PROGRAM YEAR:
FISCAL YEAR 2013
SEPTEMBER 1, 2013 -
AUGUST 31, 2014



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FY2013
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

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I. General CAPER Narratives

Program Year 2013 was the fourth year of the Nassau Urban County Consortium's Five-Year Consolidated Plan (2010-2014). The Consolidated Plan included a range of approaches aimed at expanding and upgrading the County's housing supply, improving infrastructure, and providing vital social services for low and moderate income households. Nassau County's priorities continue to mirror those of the U.S. Department of Housing and Urban Development (HUD). Those priorities are providing decent affordable housing, creating suitable living environments, and expanding economic opportunities for low and moderate income residents of Nassau County. Through the Nassau County Office of Housing and Community Development (NC OHCD) and with the administration of the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program, Nassau County is committed to supporting all of the communities within the County consortium, especially those in the areas that have been underserved in the past.

A. ASSESSMENT OF THE FIRST YEAR OF FIVE YEAR GOALS AND OBJECTIVES

1. HOUSING

A. HOUSING REHABILITATION ASSISTANCE FOR LOW AND MODERATE INCOME HOUSEHOLDS.

In order to upgrade the County's housing supply, the Nassau County Office of Housing and Community Development (NC OHCD) has undertaken housing rehabilitation projects directed at improving both owner and renter-occupied units. A high priority is placed on rehabilitating the area's aging housing stock. The goal is to keep Nassau County residents in their homes while eliminating blight.

Through Nassau County's residential rehabilitation program, NC OHCD outreaches to low/mod income homeowners in need of weatherization and other health and safety repairs to their homes. Typically, upgrades include: windows, roofs, boilers, doors, and siding as well as handicapped accessibility improvements. Without these improvements, many homeowners would not be able to remain in their homes. During the program year, eighteen (18) consortium members allocated all or a portion of their CDBG funds to the residential rehabilitation program.

Nassau County's housing goals, as revised in the amended Consolidated Plan, call for the rehabilitation of 453 single-family homeowner units and 343 rental units during the five year period covered in the Plan. During the 2013 Program Year (PY) Nassau County's Single Family Homeowner Residential Rehabilitation Program was carried out with Community Development Block Grant (CDBG) Program funds resulting in the lead-based paint testing and rehabilitation of 137 homeowner units. Additionally, five (5) homes were substantially rehabilitated by utilizing HOME funds granted to AHRC. At this juncture, with one year remaining in its Five-Year reporting period, Nassau County is on the heels of realizing the rental housing rehabilitation goal with 337 units completed and has well exceeded the homeowner rehabilitation goal at 511 units completed.

A significant number of the residential rehabilitation projects are undertaken by NC OHCD and the consortium in order to assist the elderly and physically challenged who are on fixed incomes. Although the homeowner program is carried out countywide and does not require a match of private funds with federal CDBG, NC OHCD has implemented a Five Year Recapture Mortgage Note. The Note stipulates that the homeowner is obligated to repay the cost of the rehabilitation if the house is sold within five years. This policy was put in place in order to discourage homeowners from using the grant merely to sell the home at a higher value after project completion. Secondary to this is the generation of program income for NC OHCD, thereby increasing funding for additional eligible projects. The Town of Hempstead, North Hempstead and Oyster Bay administer their own residential rehabilitation programs under which program beneficiaries are required to re-pay the loan

once the home is sold. This serves to ensure that funding will be replenished into the program to assist future residents.



Pre-Rehabilitation



Post-Rehabilitation

B. EXPANSION OF HOUSING OPPORTUNITIES FOR LOW INCOME, FIRST TIME HOME BUYERS THROUGH HOMEOWNERSHIP ASSISTANCE.

Through collaboration between Nassau County Office of Housing and Community Development (NC OHCD) and the Long Island Housing Partnership (LIHP), the First-Time Home Buyer Down Payment Assistance Program and the Employer Assisted Housing Program (EAHP) were carried out during the program year. The First-Time Home Buyer Down Payment Assistance Program provides up to \$20,000 in down payment assistance to eligible households to purchase a home. The mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers. The LIHP has leveraged HOME funds with New York State funds and private funding from participating employers for the County Employer Assisted Housing Program. The Employer Assisted Housing Program includes over 120 participating employers on Long Island and provides \$12,000 in down payment assistance to eligible employees.

The Five Year Consolidated Plan anticipates providing assistance to households through the development of approximately 86 homeowner units and down payment assistance to 125 households. During the reporting period, 20 households were assisted with down payment funding through the LIHP, 17 households at \$20,000 in assistance and 3 households at \$12,000 assisted through the Employer Assisted Housing Program (EAHP). Thirty eight (38) people received housing counseling for the down payment assistance program and twenty (20) households received housing counseling for the EAH. The Nassau County First Time Homebuyer Program does not allow for sub-prime or non-traditional mortgages and requires homeownership counseling from a HUD-approved counseling agency.



County Executive Ed Mangano Announcing First Time Homebuyer Program

The Nassau County Homeownership Center (NCHOC) was established as the first municipally-run U.S. HUD Certified Counseling Comprehensive Housing Agency in New York State. During the program year, the NCHOC received and handled 937 calls and assisted 191 households in-house through various education/group workshops, pre-purchase homebuyer counseling, mortgage delinquency prevention, home maintenance and financial management, affordability analysis, credit, and spending habits. As Nassau County sees the number of seriously delinquent mortgages dropping¹, it is still an extremely long process until a home can actually be foreclosed on.

In Nassau County, the construction of new affordable homes continues to be extremely difficult. Although the construction of new affordable homes for renters and first-time homebuyers is a priority, the lack of available land and local zoning issues makes this a difficult task. Several municipalities, including most recently, the Villages of Hempstead, Farmingdale and Valley Stream, have revised their local zoning codes and adopted a mixed income approach to housing development with set asides for affordable housing.

Developing and/or re-developing blighted and/or abandoned properties is a necessary part of the HOME and CDBG program. The Town of Hempstead continues to seek out blighted properties to develop affordable housing units for low/mod income first time homebuyers. These blighted and/or abandoned properties are located in neighborhoods that would benefit from putting them back on the tax rolls. During the program year the Town, with the use of HOME funds, commenced the construction of 5 new affordable homes in the hamlet of Inwood. Construction of all five homes will be completed by December, 2014. The homes are 1,175 square feet, with three bedrooms and 1.5 baths and a one-car garage. The Town conducted a lottery during the program year to choose the lucky first-time homebuyers who will be able to purchase the home for \$172,000. Affordable Housing Corporation (AHC) funds were also awarded to the Town to provide \$10,000 in down payment assistance to eligible homebuyers. The Town has also applied for HOME funds to complete seven (7) new homeowner units in the hamlet of Roosevelt, again taking abandoned properties and rebuilding homes for first time homebuyers.

C. RENTAL ASSISTANCE FOR EXTREMELY LOW AND LOW INCOME HOUSEHOLDS.

Rental assistance needs have been met by an extensive tenant based assistance effort carried out by the Nassau County Office of Housing and Community Development and nine municipal housing authorities with Housing Choice Voucher programs operating in the county. NC OHCD serves as the local administrator of the New York State Homes & Community Renewal Housing Choice Voucher Program. Nassau County has a long history of serving low and moderate income families and individuals. The Housing Choice Voucher Program increases the availability of affordable rental housing through the use of rental assistance. The program assists eligible families, senior citizens and disabled households to rent decent, safe, sanitary housing in the private rental market. The housing choice voucher gives the family the opportunity to rent affordable housing of their choice anywhere in the County.

The County provides rental housing subsidies through the Housing Choice Voucher program, assisting approximately 3,031 families, providing housing for approximately 9,500 persons each year. The total number of vouchers administered by Housing Authorities and Nassau County, equal 5,177 Housing Choice Vouchers. OHCD assistance was provided county-wide. Typically, families holding vouchers pay no more than 30% of income toward housing.

¹ Corelogic National Foreclosure Report, August 2014 (Attached)

Community Administering Housing Choice Vouchers or PHA Program	# of Vouchers
Village of Freeport Housing Authority	211
City of Glen Cove Community Development Agency	329
Town of Hempstead Housing Authority	209
Village of Hempstead Housing Authority	475
City of Long Beach Housing Authority	351
Town of North Hempstead Housing Authority	220
Town of Oyster Bay Housing Authority (administered by Nassau County)	50
Village of Rockville Centre	230
Village of Sea Cliff	20
Village of Farmingdale (administered by Nassau County)	20
Village of Island Park (administered by Nassau County)	40
Nassau County	3,031
Total Vouchers	5,177

D. EXPANSION OF HOUSING OPPORTUNITIES THROUGH PRODUCTION OF NEW RENTAL HOUSING AND OWNER-OCCUPIED HOUSING FOR LOW AND VERY LOW INCOME SENIOR CITIZEN AND FAMILY HOUSEHOLDS.

Nassau County's Five Year Consolidated Plan anticipates the construction of 134 units of rental housing and the construction of 86 owner occupied units. Because of the difficulty that developers are encountering in trying to secure financing for the development of ownership housing, many projects are focusing on developing rental housing. As an example, the Town of North Hempstead had originally planned to construct 36 homeowner units on Prospect Avenue in New Cassel. However, because of the issues with financing, the Town amended its RFP to allow for the construction of rental housing. This successful project was completed during PY2012 and is fully occupied.

The Town of North Hempstead's New Cassel Urban Renewal Plan's objective is to improve the Prospect Avenue Corridor. As the need for rental housing in the hamlet is being addressed, homeownership projects are moving forward, but on a smaller scale than originally planned. To that end, Site I in New Cassel (aka "Cornerstone Properties") is in the works. HOME funds were provided to assist with the new construction of ownership housing. The approved development will consist of eleven (11) units in two (2) buildings in an attached townhouse style structure. The development will be undertaken in two phases with Phase I consisting of the construction and sale of five (5) townhouses on the west side of the development site. Phase II will include the construction and sale of six (6) townhouses on the east side of the street of the development site. Each townhouse will contain three (3) bedrooms, one (1) full bathroom, one (1) half bathroom, and a one (1) car garage. All of the units will be sold to homebuyers who earn no more than 80% of the AMI for Nassau-Suffolk Counties. Homebuyer eligibility must be confirmed prior to actual sale of the units to designated purchasers. The development will comply with all local building codes and with the NYS Homes and Community Renewal Green Building Criteria.



Rendering of Site I Town Houses – New Cassel

The La Cite HOME project located at 479 Front Street in the Village of Hempstead, aka “Village Lofts Project”, consisted of the conversion of four (4) parcels which had contained four (4) vacant single family homes, to a residential building consisting of 29 mixed income rental units. Twenty (23) units provide workforce housing for households earning not more than 80% of the Nassau County Area Median Income (AMI) as established by HUD. Six (6) units received HOME assistance, four (4) were allocated to families earning not more than 60% AMI and two (2) were allocated to families earning not more than 50% AMI. The total HOME assistance was \$800,000. The project included the demolition of (4) blighted homes and a redesign from stick built to modular. The modular units have been installed and the project is completed and leased up.



La Cite Completed

A blighted and abandoned property in the Village of Valley Stream had been identified during the program year. The property is located adjacent to the Long Island Rail Road Gibson Station and has long been ripe for development. HOME funds have been awarded to this project in the amount of \$915,000.00. Under this activity, the Nassau County Office of Community Development (NC OCD) is providing the HOME funds to assist with the new construction of eleven (11) units of workforce family housing. The approved development will involve the demolition of existing structures and the new construction of thirty-nine (39) multi-family units eleven (11) of which shall be affordable to residents earning no more than 50% of the Area Median Income (AMI); eighteen (18) of which shall be affordable to residents earning no more than 60% of the AMI and ten (10) of which shall be affordable to residents earning no more than 90% of AMI. The four (4) story building will contain nineteen (19) one-bedroom units and twenty (20) two-bedroom units on the 0.54 acre site. The building will be approximately 48,000 square feet. Six (6) units will be accessible to those with mobility impairments and two (2) units will be accessible to those with visual impairments. All units will include energy star appliances and a common laundry space will be available for tenant use.

As mentioned in Section B of the narrative, The Town of Hempstead continues develop previously acquired blighted properties to develop affordable housing units for low/mod income first time homebuyers. Still under construction are five (5) homes in the hamlet of Inwood. HOME funds have also been awarded to a future affordable housing project in the hamlet of Roosevelt. It is anticipated that seven (7) homes will be constructed and sold to low/mod income first time homebuyers.

The Village of Hempstead's approved master plan includes modified restrictions on land use, the first major revision since 1993. The change will allow developers to build mixed-use structures within 15 blocks of the central business district including more than 4.4 million square feet for housing. This will include both rental and homeownership. The Village Community Development Agency (CDA) is actively seeking to sell properties owned by the CDA to developers seeking to construct rental or ownership housing, thereby eliminating blight and returning the sites to the tax rolls.

E. SUBSTANTIAL REHABILITATION FOR THE EXPANSION OF RENTAL AND HOME OWNERSHIP OPPORTUNITIES FOR VERY LOW AND OTHER LOW INCOME SENIOR CITIZENS AND FAMILIES.

Nassau County is committed to expanding affordable housing opportunities for low income senior citizens and families. Although affordable rental units are often difficult to obtain, Nassau County has made great strides in identifying sites that can be rehabilitated to accommodate low income senior citizens and families.

Completed during the program year, was a \$250,000 HOME project which called for the substantial rehabilitation of units in a senior living complex in Garden City Park. The "Denton Green" project entailed rehabilitating ten (10) vacant units of senior rental housing in a building containing a total of 112 units. Of the ten (10) units, seven (7) units have been converted to handicapped accessible units as per the standards of the Americans with Disabilities Act of 1990 (ADA), and conform to the New York State Homes and Community Renewal Green Building criteria. Two (2) of the units serve families earning no more than 50% of the Area Median Income (AMI) and the remaining units serve families earning no more than 60% of AMI during the HOME affordability period.



Denton Green, Garden City Park

Furthermore, HOME funds have been committed to another senior citizen housing development located in Port Washington called Landmark on Main. Landmark on Main was awarded \$600,000 in HOME funds to assist with the substantial rehabilitation of forty-seven (47) units at approximately

\$13,000 per unit. The building, a former school originally built in 1907, with an addition in 1917, was converted to senior rental apartments in 1995. In addition to the fifty-nine (59) residential units, the building includes a 500 seat theater, child care and after-school programs, a teen center and includes a special needs component of 9 units for elderly developmentally disabled adults. The project entails handicapped accessibility improvements, window replacements, flooring, tiling, energy-efficient kitchens, and bathroom upgrades. These alterations will significantly improve the quality of life for the senior residents.

The Neighborhood Stabilization Program (NSP) was developed by HUD to implement a portion of H.R. 3221, the Housing and Economic Recovery Act of 2008, which was signed into law on July 30, 2008. NSP provides entitlement grants to state and local jurisdictions to purchase, rehabilitate, and resell foreclosed or abandoned homes to help stabilize neighborhoods that are significantly impacted by the housing crisis.

In 2009, Nassau County's Office of Housing and Community Development received nearly \$10 million in Neighborhood Stabilization Program funds, \$7,767,916 from the U.S. Department of Housing and Urban Development (HUD) and \$1,697,577 from the New York State Housing Finance Agency. Additionally, NC OHCD was awarded \$1,365,000 from the New York State Affordable Housing Corporation (AHC) to assist homebuyers in the purchase of the NSP homes.

On September 8, 2010, Nassau County was pleased to announce a third round of funding for \$2,100,000 to further its efforts to reverse the effects of the foreclosure crisis. To help reach this goal, NC OHCD has partnered with nonprofit and for profit housing developers and remodelers to identify, purchase, rehabilitate, and resell or rent vacant foreclosed houses in Nassau County.

Houses purchased and rehabilitated under NSP must be sold to a homebuyer that will occupy the house as his/her primary residence for an affordability period as outlined in the chart below:

SUBSIDY PROVIDED	AFFORDABILITY PERIOD
<\$15,000	5 years
\$15,000 - \$40,000	10 years
>\$40,000	15 years

The NSP subsidy is a deferred payment, non-interest loan, to assist the buyer in a purchase of an NSP house. Continued occupancy will be monitored by NC OHCD annually. Failure to comply with this requirement will be deemed as a mortgage default and will require repayment of the full NSP subsidy to NC OHCD. The applicant must be able to obtain a mortgage sufficient to purchase the house. Household income of the purchaser must be sufficient to afford the carrying costs of the house that include mortgage, taxes, and insurances. Such determination will be made by the HUD certified agency using an affordability analysis. Total household income of the expected occupants may not exceed 120% (or 80% for some houses) of the Area Median Income for Nassau County as determined annually by HUD.

The location of all houses selected is governed by HUD and NYSHCR. In Nassau County, areas eligible under NSP I include specific census tracts in the following communities: Elmont, Freeport, Hempstead, Lakeview, New Cassel, Roosevelt, Uniondale and Westbury. Eligible areas under NSP III include specific census tracts in the following communities: Elmont, Freeport, Roosevelt, Uniondale, Baldwin, and North Valley Stream.

The Consolidated Plan calls for the rehabilitation of a total of thirty five (35) homeowner units by the end of year five. To date, a total of twenty-eight (28) homeowner units were rehabilitated with twenty seven (27) homes sold to income eligible homebuyers. The final home is being marketed and should be sold within the grant period. While Nassau County had anticipated the rehabilitation and

re-sale of thirty five (35) units of affordable housing under the NSP program, this goal may not be attained. While Nassau County is making every effort to reach this goal, no one could have predicted the depth of the financial crisis and the delays caused by two major storms (Irene and Sandy). These were indeed factors beyond the County's control.



NSP Home



NSP Lottery

In addition to NSP homeowner rehabilitation, the Consolidated Plan calls for the rehabilitation of 125 units of rental housing. This goal had been met during year one (2010) of the Plan. The Bedell Terrace project in the Village of Hempstead involved several layers of leveraged funding, one of which was NSP funding. NSP funds were credited with rehabilitating 125 units of rental housing at that location.

F. HOUSING SUPPORT SERVICES FOR LOW AND MODERATE INCOME HOUSEHOLDS.

Housing support services have been provided through the Nassau County Office of Housing and Community Development - Housing Counseling Center (HCC), NC OHCD Emergency Solutions Grant (ESG) Program, and through non-profit subrecipients. During PY2013, a total of 762 families and/or individuals received housing support services as follows: 191 households received assistance from HCC through homeownership educational services, 484 households received various services from Long Island Housing Services, Inc. (LIHS), 58 households were assisted through Long Island Housing Partnership (LIHP), and 29 households were assisted via the ESG Program's homeless prevention initiative. The Consolidated Plan calls for a total of 9,700 households to be assisted over the five-year period.

Providing housing support services for Nassau County residents is an extremely high priority item. The Nassau County Homeownership Program provides the following:

- Pre-purchase & Post-purchase counseling
- Comprehensive First Time Homebuyer Education Classes
- Housing Choice Voucher Program & Homeownership Program
- Financial Literacy Workshops & Counseling
- Financial Counseling for Renters
- Down Payment Assistance Grant Program (NCDPA)
- Default Prevention Hotline
- Foreclosure Prevention Counseling, Predatory Lending Awareness

- Referral for legal and social services
- Returning Veterans referral services

Assistance and guidance continue to be offered after a person becomes a homeowner. A prevention helpline has been instituted to help homeowners experiencing difficulties with their mortgages. This prevention helpline provides counseling for homeowners at risk of losing their homes. Certified counselors are available to meet with homeowners to review alternatives to foreclosure. During the year 937 calls were received via this helpline and over 1,000 mailings were sent out. Nassau County continues to outreach to homeowners to provide default counseling.

Long Island Housing Services (LIHS) provides a wide range of fair housing services to County residents including mortgage counseling, landlord tenant mediation, discrimination testing, and similar activities. LIHS continues to affirmatively reach out to potential victims of discrimination in mortgage lending, redlining, appraisal and homeowner's insurance.

LIHS participated in numerous functions during the year including fair housing presentations, foreclosure prevention coalition meetings, tenant rights presentations, public hearings, coalition meetings and trainings. LIHS' Fair Housing mission is "the elimination of unlawful housing discrimination and promotion of decent and affordable housing through advocacy and education".

The Long Island Housing Partnership provides services that include down payment assistance and housing counseling. The program assisted 20 individuals with the First-Time Homebuyers Down Payment Assistance, 3 of which were assisted with the Employer Assisted Housing Program. To date, the Employer Assisted Housing Program has created a partnership with over 120 businesses throughout Nassau County. These employers offer monetary benefits to their employees that can be augmented with additional funds from the county, state, and/or federal government. Two noted hospital systems, North Shore/Long Island Jewish Health Care System and Catholic Health Services which have 16 affiliates between them are among those organizations that assist their employees with homeownership.

LIHP provides the following services:

First Home Club

This is a six-month class where potential homeowners learn about the ins and outs of purchasing and financing a home. Every facet of the home-buying process is highlighted up to and including the mortgage, the contract signing and the closing procedure on a home. They also get counseling on life as a homeowner after they are settled in and they learn about their home finances, maintenance and the tax benefits of homeownership. During the six months of classes, clients save money for their home purchase.



Reverse Mortgages for Seniors

LIHP provides reverse mortgage counseling and loans to seniors wishing to borrow against their home. The money is paid back with interest when they sell their home, permanently move from their home, or when they die.

Default and Foreclosure Prevention Counseling

Homeowners who are facing default on a mortgage can avail themselves of this HUD counseling program. The initial counseling sessions focus on determining the amount and extent of the default, cause of the default and whether there is a reasonable possibility that the mortgage holder would be able to bring the account current. If it appears that the account can be brought current, the counselor works with the client and the mortgagor to arrange a mutually agreeable and realistic payment plan.

Home Emergency Mortgage Assistance Program (HEMAP)

The HEMAP program allows LIHP to help homeowners who find themselves in a monetary crisis, where they could lose their homes due to circumstances beyond their control, such as unexpected illness, job loss or another temporary setback. Clients who qualify will receive bridge loan funding to bring them current with their mortgage.

State Employer Downpayment Assistance Matching Grant

To encourage the creation of downpayment assistance programs by Long Island employers, HELP provides a 3-to-1 state match for these funds. To be eligible for state matching funds, employers with fewer than 50 employees must provide a minimum contribution of \$3,000, with the minimum for larger businesses rising to \$5,000. The total downpayment assistance package cannot exceed \$40,000 (\$30,000 state, \$10,000 employer) and the appraised value of the purchased home cannot exceed Long Island's median home price.

As important it is to assist residents with housing counseling, downpayment assistance, and fair housing choice, it is also vital to assist residents who fall on hard economic times and are at risk of being evicted. The Emergency Solutions Grant (ESG) Program provides services to very low income residents (30% of AMI) to remain in their rental apartments while reassessing their finances. NC OHCD currently administers this program and conducts all screening and case management. It is primarily a rental arrears program which provides rental assistance for up to six (6) months which gives residents time to regain stability.

When an individual or family is at risk of becoming homeless, an immediate contact and assessment is made to begin the process of stability. Case managers are on staff to verify information on all eligible applicants – SSN, proof and source of income, bank statements, assets, and photo ID. Once intake and assessment is completed, case managers recommend an intervention plan for each individual client. During the program year twenty nine (29) households received housing assistance through the ESG program

G. PROVISION OF HOUSING AND SUPPORT SERVICES FOR THE HOMELESS.

Ending chronic homelessness continues to be a HUD priority and a Nassau County priority. In order to address chronic homelessness in Nassau County, the County has implemented a comprehensive plan to end homelessness in Nassau County. The "Ten Year Plan to End Homelessness" presents a graphic picture of the extent of homelessness and the numbers of Nassau residents who regularly live on the verge of homelessness. The plan provides for a central database and source of information that will improve programs, expand resources and target service delivery more effectively to reach individuals and families. The Plan will help stimulate the development and provision of affordable rental housing and appropriate supportive housing

throughout the County. This was a collaborative effort on behalf of many Nassau County agencies, non-profit entities, planners, and community based and faith based organizations. By investing in the prevention of homelessness, the plan aims to:

- Prevent housed families and individuals from becoming homeless;
- Prevent individuals from becoming homeless upon discharge from medical/ mental health institutions, assisted living facilities, nursing homes, and prison; identify persons with mental illness who may be at risk for homelessness and direct them to appropriate housing and support services;
- Prevent veterans from becoming homeless upon discharge, assure they receive necessary services and link homeless veterans to appropriate services and assistance;
- Implement a “housing first approach” to help people exit homelessness;
- Increase the number of emergency, transitional and permanent housing units in the County to address the needs of the chronically homeless and other homeless individuals and families, and reduce or minimize the length of time people remain homeless or in transitional housing;
- Expand and increase access to services and resources that will assist homeless persons and those persons on the verge of homelessness and improve their lives; and
- Provide educational opportunities and job training for homeless persons and persons at risk of homelessness.

Activities that have been undertaken are as follows:

- The Ten Year Plan to End Homelessness in Nassau County - implementation of this Plan began during the planning process. The implementation included the establishment of an advisory committee that monitors the goal plans and assesses progress.
- Expanded the use of HMIS to include all agencies within the Continuum of Care (CoC).
- Prevent housed families and individuals from becoming homeless.
- Prevent veterans from becoming homeless upon discharge and assure they receive necessary services. Partnership with Northport Veterans Affairs Medical Center with Section 8 VASH Housing Choice Vouchers.
- Implemented a housing first approach – reduce and minimize the length of time people remain homeless, on the street, or in emergency shelters and transitional housing.
- Increased public acceptance and understanding of affordable housing and promote the development of new housing opportunities and service locations for homeless persons, persons on the verge of homelessness and other extremely low, low and moderate income individuals who are shut out of Nassau’s housing market. Increased the stock of Project-Based Vouchers.
- Implemented Employment Assistance Resource Network (EARN) to provide educational opportunities and job training. Provide communication, motivational programs and resources for individuals to get back to work.

- Prevent and address home foreclosures through foreclosure mitigation and counseling (Nassau County is a HUD Certified Housing Counseling Agency) through the Homeownership Center.

Another initiative to address the needs of the homeless population is the coordination of a Homeless Count Committee. The committee meets to strategize and prepare for the annual unsheltered and sheltered homeless count. The committee conducts trainings to ensure that an accurate and unduplicated count of unsheltered and sheltered persons is conducted. The committee further works to recruit volunteers for the count and encourages participation by various institutions and systems, such as hospitals, police, fire departments and libraries.

According the New York Veterans Advocacy Group (NYVAG), a 501(c)(3) private not-for-profit corporation, the 2010 U.S. Census indicates there are approximately 71,000 veterans of the United States military residing in Nassau County. The estimate for the homeless veteran population in Nassau County alone is 6,000. Nassau County OHCD has been actively seeking to fund projects that address the homeless veterans' housing needs, both permanent and transitional. Currently, Nassau County is working with United Veterans Beacon House, Inc. to substantially rehabilitate two properties in the Village of Hempstead, expressly for formerly homeless veterans.

In PY2013, Nassau County also addressed this priority by providing Emergency Solutions Grant funds to the following homeless shelter entities:

ORGANIZATION	FUNDING	MATCHING CONTRIBUTION	NUMBER OF PERSONS SERVED
Peace Valley Haven	\$100,000	\$280,000 (State Funds)	1670
Eager to Serve – Sunshine Residence	\$100,000	\$213,086 (Local Government, Private Funds, Volunteer Hours)	208
Mommas, Inc.	\$45,000	\$520,610 Match (Other HUD Funds, Local Government, Private Funds, Other)	111
The Safe Center	\$100,000	\$745,000 Match (Other HUD funds, Local Government, Private Funds, Other)	84
Bethany House of Nassau County Corp.	\$120,000	\$1,596,032 Match (Other Federal Funds, State Government, Private Funds, Other)	684
The INN	\$140,000	\$365,000 Match (Local Government)	634
Family & Children's Association	\$75,000	\$75,000 Match (Local Government)	248

The ESG shelter funding totaled \$680,000 and the number of persons assisted during the program year equaled 3,639. Emergency Shelter providers who are funded by this office carry out a variety of services for the homeless population. The Safe Center, LI, formally known as Nassau County Coalition Against Domestic Violence focuses on breaking the cycle of violence and building self-sufficiency and locating post shelter permanent housing. Family and Children's Association focuses on serving homeless runaway and at-risk youth in Nassau County. The organization oversees the only emergency shelter for adolescents between the ages of 10 and 21 years old. Momma's House offers group residential care to single mothers, pregnant women and their children. Bethany House, much like Momma's House, provides housing and services for homeless women

and children. The INN which has several shelters in Nassau County as well as numerous soup kitchens has a broad base of available shelters for all types of homeless families and individuals. Eager To Serve, Inc. is a charity youth organization established in 1990 to promote, foster and advance the health, welfare and well-being of children and their families by providing educational, recreational, cultural and residential services. Peace Valley Haven provides safe, supportive, emergency housing for men and a comprehensive range of additional programs and resources to bridge the gap to homelessness. All shelters provide case management, support services, referrals and access to a Social Worker on site as well.

The Nassau-Suffolk Continuum of Care Group (CoC) utilizes HUD SHP funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless. The Nassau-Suffolk Continuum of Care Group is an open committee, consisting of members of non-profit organizations, government entities, grassroots and faith-based organizations, as well as consumers. The mission of this group is strategic planning, networking and coordination of housing and services in order to ensure a seamless continuum of care for homeless persons in the region. The ultimate goal is the reduction/elimination of long-term homelessness through the development and maintenance of programs, increase in access to housing and services for the homeless, and prevention activities.

CoC believes that ending chronic homelessness can come about by creating new permanent housing beds for chronically homeless persons. The inventory during the program year included 755 permanent housing beds for the homeless and additional transitional housing accommodations. For several years, the CoC has surpassed HUD's requirement that at least 80% of the participants remain in CoC funded permanent housing projects for at least six months.

The Homeless Hotline 1-866-Warm-Bed continues to be in operation from November 27th through March 31st. This is a 24/7 homeless hotline available to serve families and individuals seeking housing relief during the cold winter months. A total of 192 persons were assisted during the year with 115 warm bed referrals of which 75 were single adults, and 40 were families comprising of 44 adults and 73 children. By way of comparison from last program year, the number of singles remained the same but the number of families more than doubled.

During PY2013, Nassau County assisted 4,665 persons through various programs. The Emergency Solutions Grant Program assisted 3,639 individuals, 192 persons were assisted through Warm Bed, and the CoC assisted 834 individuals and families via extensive homeless intervention services. Nassau County's Five Year Consolidated Plan anticipates assistance to 22,500 persons in total through transitional and permanent housing, homeless services, and by expanding the supply of decent low cost housing for homeless and low-income persons.

H. PROVISION OF HOUSING AND SUPPORT SERVICES FOR OTHERS WITH SPECIAL NEEDS.

Finding and/or developing housing for Nassau County's special needs population continues to be a high priority for the County. The County has worked with non-profit special needs housing providers to acquire and rehabilitate homes to be used as group homes and regularly provides grants toward housing related expenses.

During the program year, a total of seven (7) group homes, run by AHRC, underwent substantial rehabilitation to better accommodate the physical and emotional needs of those individuals residing in these homes. Project locations included Levittown, Roslyn, Seaford, Oceanside, North Bellmore, East Meadow, and Wantagh. These houses were in need of rehabilitation in order to provide up to forty three (43) developmentally disabled residents of these homes with a safe environment modified to accommodate their needs. Each home provides single bed accommodations in addition to

providing each resident with his/her own living space.

AHRC Nassau operates the largest residential program in New York State with over 75 homes and 54 supportive apartments serving over 660 individuals in every community throughout Nassau County. Staff members provide 24-hour support for residents, while encouraging individuals to achieve greater levels of independence.



AHRC Group Home

In addition to granting AHRC funds to rehabilitate group homes, Nassau County has awarded funds to Family Residences & Essential Enterprises, Inc. (FREE) for a similar purpose. FREE provides transitional housing for emotionally or mentally disturbed homeless individuals as well as physically disabled individuals. Utilizing an existing two-family home, HOME funds will be used to rehabilitate the exterior and interior portions of the house to ensure suitable and adequate living conditions in accordance with federal Housing Quality Standards (HQS).

FREE supports people as they live independently in their own homes in the community. Services may be life long and include various skill-building opportunities in areas such as safety, personal budgets, housekeeping, personal care and nutrition. Their diverse settings provide support to individuals with a variety of intellectual or developmental disabilities including those diagnosed with Autism Spectrum Disorders, Prader-Willi Syndrome, co-occurring psychiatric illnesses, Down Syndrome as well as a variety of physical disabilities. This organization offers several different community living opportunities designed to meet diverse needs.

Community Mainstreaming Associates (CMA) is a Long Island based non-profit organization that offers a wide range of services to meet the needs of men and women with intellectual and developmental disabilities. Their services include residential group homes and supported living homes; case management services; community habilitation services; support groups for family members; vocational programs; and more. Nassau County has funded the "Sweet Comfort Bakery", a programmatic arm of CMA, which provides employment to people with developmental disabilities. This successful program employs up to ten disabled adults, providing them with hard and soft skills related to employment. In addition to funding the programmatic service, NC OHCD looks to fund other critical improvements to the group homes to provide a suitable living environment for those with physical and mental disabilities.

The veteran population is one that is truly vulnerable and at-risk for homelessness. In order to address their needs, NC OHCD is providing HOME funds to United Veterans Beacon House, whose mission is to provide emergency, temporary and permanent residence to U.S. Military Veterans. The plan, which is in its final stages, is to acquire and rehabilitate two properties in the Village of Hempstead. The properties will be rehabilitated and rented to veterans at an affordable price.

I. MAINTAIN PUBLIC HOUSING STOCK FOR FUTURE AND CURRENT RESIDENTS.

Nassau County currently has an estimated 7,450 housing units with some type of federal assistance. Of these, approximately 3,798 are public housing and approximately 3,200 are other project based assisted housing developments built under Section 202, Section 8 and Section 236 Programs, as well as being tenant based assistance under the Section 8 Certificate and Voucher Programs.²

The County is working with a number of local Housing Authorities on redevelopment projects where housing authority developments that are in significant need of capital investment are redeveloped as low income housing tax credit housing with housing choice vouchers, tax exempt bonds, New York State financing and possibly HOME Investment Partnerships Program Funds.

Nassau County OHCD will be meeting with the nine public housing authorities to obtain input for the next Nassau County Five Year Consolidated Plan. Each housing authority is required to submit to this office a copy of its own Annual Plan to be reviewed for consistency with Nassau County's Plan.

The Village of Rockville Centre routinely allocates CDBG funds to renovate and repair their Housing Authority buildings. During the program year, funds were used to continue to replace flooring throughout the hallways. The Village of Freeport also funds improvements to local Housing Authority buildings.

J. REMOVAL OF IMPEDIMENTS TO HOUSING CHOICE AND FURTHERING FAIR HOUSING.

Actions Taken to Affirmatively Further Fair Housing

In July, 2013, the U.S. Department of Housing and Urban Development (HUD) issued a new "Affirmatively Furthering Fair Housing; Proposed Rule" to provide participating jurisdictions with additional and increasingly effective means to "Affirmatively Further Fair Housing" (AFFH). With this notice, HUD indicated that the current rule and approach has not been as effective as it could be because of the lack of sufficient guidance and clarity. While the current process requires participating jurisdictions to conduct an Analysis of Impediments (AI) and submit it to HUD with the Five Year Consolidated Plan, the new rule is designed to communicate more thoroughly the goals and requirements to demonstrate that a grantee is affirmatively furthering fair housing. HUD asserts that it will provide data related to fair housing planning. If adopted, the new rule employs an "Assessment of Fair Housing" (AFH) in lieu of the AI. The Nassau Urban County Consortium is optimistic that this new guidance and HUD-provided data will strengthen the Assessment of Fair Housing (AFH), which will be submitted in compliance with the timeline imposed by HUD. However, until the "Proposed Rule" is adopted as a "Final Rule", Nassau County will continue to comply with the current fair housing regulations as follows:

1. Nassau Urban County Analysis of Impediments to Fair Housing Choice

In accordance with HUD's current rules, Nassau County has prepared two editions of its Fair Housing Analysis of Impediments ("AI") and completed an updated AI in its Fair Housing Plan, included as part of the Five-Year (FY2010-2014) Consolidated Plan. The Nassau County Plan utilizes a variety of data sources and anecdotal information, which have been used to compile and analyze the material presented in this Plan, and to develop the actions to overcome impediments to fair housing. The AI includes the Participating Jurisdiction. The Participating Jurisdiction is made up of the communities that are part of the Nassau Urban County Consortium. The non-member communities are part of the New York State Division of Community Renewal Analysis of

² Nassau Urban County Consortium Consolidated Plan (2010-2014)

Impediments. Currently, Nassau County is in the planning stages of drafting the AI and Fair Housing Plan in coordination with the upcoming submission of the Five Year (2015-2019) Consolidated Plan.

Recognizing the importance of public participation in the planning process, the Nassau County Office of Housing and Community Development assembled an ad hoc committee, including County, nonprofit and other representatives, including housing advocacy groups, to provide direct input during the preparation of the Plan.

Consortium members, nonprofit organizations, and other members of the public were provided an opportunity to review the 2010-2014 Consolidated Plan and comment on the Consolidated Plan and issues affecting fair housing in Nassau County. The County of Nassau is committed to providing fair and affordable housing opportunities for all of its residents. Efforts toward eliminating fair housing impediments are on-going and fair housing planning is a fluid process that continually affects housing and community development programs and policies.

2. Affirmative Marketing Program

Nassau County has an affirmative marketing program for housing opportunities funded with NC OHCD grants. Nassau County Office of Housing and Community Development continues to implement various strategies to affirmatively further fair housing. The County continues to:

- All HOME applicants are required to submit their affirmative marketing policy and plan for approval by NC OHCD prior to receiving funding.
- Provide training for CDBG members, including training on the Proposed Rule.
- The fair housing logo is utilized by the County in housing advertisements.
- Develop and implement outreach programs targeting interested qualified persons looking for homeownership opportunities
- Provide homeownership opportunities to income and mortgage eligible households.
- Work in conjunction with the Nassau County Bar Association's staff attorneys as well as volunteer attorneys to hold a monthly clinic for Nassau County residents facing foreclosure, and also to provide assistance during the New York State mandated settlement conferences that are a condition precedent to moving forward with a foreclosure action.

Organizations developing new housing are required to develop an Affirmative Marketing Plan. Essentially, the Affirmative Marketing Plan requires special outreach for segments of the population least likely to apply for the proposed affordable housing and who are from very low and low income households, especially minorities within those income groups.

NC OHCD has developed fair housing brochures in English and Spanish. Nassau County's Commission on Human Rights investigates housing discrimination complaints, in accordance with Nassau County's Human Rights Law, amended in 2006, to include source of income as a protected housing discrimination class, as described in detail below.

Organizations developing affordable housing often work with the Long Island Housing Partnership (LIHP), which may assist with marketing and outreach, conduct a lottery if necessary, and provide housing counseling. LIHP has an extensive outreach program that includes a database of interested homebuyers who are notified of opportunities to purchase a home.

LIHS conducts the following fair housing outreach activities that are aimed at increasing public

awareness on equal opportunity housing:

- Extensive Education and Outreach Initiatives to the real estate, lending and insurance industries to promote voluntary compliance with the Fair Housing Act, meeting with community based providers, conducting workshops, expanding their market, and assisting low and moderate income persons to access the system.
- Publication and Distribution of Fair Housing Newsletter and Bilingual Brochures, to Nassau County residents, government agencies and private sector organizations.
- Fair Housing Training. LIHS provides and participates in Fair Housing Training for both the private and public sector, including Nassau County Department of Social Services (DSS), Long Island Board of Realtors and lenders.
- Conferences. LIHS holds an annual fair housing conference providing workshops on such topics as equal opportunity in mortgage lending, providing reasonable accommodation to people with disabilities, and tenant, landlord and Realtor rights and responsibilities regarding housing.

3. Fair Housing Legislation

In 2004, Nassau County held public hearings to evaluate its fair housing legislation, including a provision to include discrimination based on source of income, a violation of the County fair housing law.

In August 2006, the County Executive signed legislation to strengthen the County's enforcement of laws prohibiting housing discrimination. Nassau County revised its local fair housing law to increase the protected classes and to allow investigation as well as enforcement on a local level. The amendments were adopted to provide for prompt relief for complainants through timely hearings and through the ability of Nassau County to obtain injunctive relief to preserve a particular housing unit and to prevent the involvement of an innocent third party.

The legislation set up a system to resolve violations and disputes in a fair and timely manner. It includes establishing within the Nassau County Human Rights Commission an administrative law judge capability, which would allow both complainant and commission-initiated complaints to be filed, investigated and heard before an administrative law judge. It would also allow the Human Rights Commission to encourage conciliation and award attorney fees. The bill has received praise from civil rights and real estate industry leaders.

Prior to the amendments, when the Human Rights Commission received complaints, those complaints were forwarded to the New York State Human Rights Commission for enforcement. This was a delay-ridden process that did not effectively protect Nassau County's residents.

The County continues to actively outreach to communities and community groups about the legislation. The Nassau County Office of Housing and Community Development continues to outreach to consortium member municipalities through countywide consortium meetings and public hearings. Nassau County's OHCD has been providing annual grant funds to Long Island Housing Services for its fair housing activities for many years. Over the years, NC OHCD has funded LIHS with HOME and CDBG grant funding for Fair Housing Enforcement activities. This CDBG funded public service grant enables LIHS to compete for and receive HUD Fair Housing Private Enforcement Initiative Funding ("FHIP").

4. Fair Housing Training

Nassau County continues to participate in and conduct fair housing conferences and trainings. With HUD's Proposed Fair Housing Rule on the landscape, NC OHCD in conjunction with the Nassau County Attorney organized a mandatory fair housing training for all consortium members that took place on September 19, 2013. The purpose of this training was to provide an overview of Nassau County's obligation to affirmatively further the purpose and policies of the Fair Housing Act. Additionally, components of the proposed rule were outlined and discussed with a panel of speakers. It is Nassau County's intention to consistently communicate information regarding the federal regulations and the Proposed Fair Housing Rule as additional guidance and information become available. On December 10, 2014, NC OHCD and consortium members will be attending the LIHS Conference "An Uneven Road to Recovery: New Findings on Place, Race and Mortgage Lending on Long Island" sponsored by Hofstra University's National Center for Suburban Studies and the Department of Sociology. The purpose of this symposium is to present the results of its most recent research into lending patterns and will also provide an overview of fair housing and fair lending laws.

5. Fair Housing Counseling and Enforcement

Long Island Housing Services (LIHS) provides a full spectrum of services related to real-estate transactions. Since 1991, LIHS services have been made available to Nassau residents. LIHS' Mission is the elimination of unlawful discrimination and promotion of decent and affordable housing through advocacy and education. A primary service is investigation of housing discrimination complaints in the context of rentals, sales, lending and insurance. LIHS is the only agency serving Long Island in Nassau or Suffolk County, which has a HUD-approved Fair Housing Tester Training curriculum. It employs testers to uncover housing discrimination and gather evidence that may be crucial to support a prospective tenant or buyer claims to monitor industry practices.

The major fair housing enforcement activity at LIHS is case-by-case investigation and pursuit of enforcement of fair housing laws when individual persons or families encounter specific incidents of discrimination that violate those laws. LIHS' advocacy services include assessing claims, investigation to gather needed evidence to challenge discrimination, public presentations to highlight fair housing rights and resources offering training to government, non-profit service providers, and industry groups. LIHS also provides counseling services to offer information and guidance to individuals about rights and resources available in the region on a local, state and federal level. LIHS is also a provider of Fair Housing training for industry, government and the public.

Typical complaints received by Long Island Housing Services include discrimination in the sale and rental of housing due to race, national origin, sex, familial status, and disability. Some examples of common complaints include:

- Black and Hispanic households have been denied equal treatment and services, including truthful information about available housing, and have been steered or have not been shown apartments or homes by real estate agents, based on their minority status.
- In some cases, where the tenant is already in place, tenants are harassed by biased, unwelcoming neighbors or landlords, forcing them to move.
- Discrimination based on family size has included denial of leases to large families with children.
- Denial of equal treatment and opportunities for people with mental and physical disabilities, often in the form of failure to allow for reasonable accommodations or modifications even when those accommodations or modifications are required by law.



Last year we were facing foreclosure and we weren't sure what to do, but we knew one thing - We wanted to keep our home, NOT LOSE IT. Then we found out about HUD-approved counselors. The expert advice we received helped us save our home.



Mr. and Mrs. Sanchez found the help they needed to modify their loan through Long Island Housing Services (LIHS), a HUD-approved Housing Counseling agency. LIHS is the private Fair Housing agency serving Long Islanders since 1969.

For more information, please visit www.LIFairHousing.org or call 631-567-5111 or e-mail info@LIFairHousing.org.



Nassau County has identified twelve (12) impediments to Fair Housing Choice.

1. **Discrimination in the Nassau Housing Market:** Nassau County residents have filed fair housing complaints with New York State Human Rights Commission, with the Nassau County Commission on Human Rights and with Long Island Housing Services.
2. **Lending Policies, Practices and Disparities:** The mortgage foreclosure crisis has significantly impacted Nassau County. After a relative lull in foreclosure filings in 2011, the County saw an 89 percent increase in filings in 2012. As of October 2013 the number of countywide filings had already exceeded the 2012 level by 43 percent. This trend has most dramatically impacted Nassau County's low and moderate income communities. Hempstead Village, Freeport, Roosevelt, Uniondale, Elmont, South Floral Park and Lakeview were among those communities most severely affected by the increases in foreclosures.
3. **Lack of Vacant Land and High Cost of Land:** Nassau County is a fully developed suburb. Most development opportunities involve the redevelopment of infill sites. The high cost of land makes the development of affordable housing unfeasible without significant subsidy. In certain instances, brownfield contamination impacts development potential as well.
4. **Limited Availability of Funds:** HUD's federal formula grants for affordable housing and community development have been steadily reduced at a time when more entitlement communities are qualified and funded. Other federal and state funding has also been reduced making it more difficult to fund projects.
5. **Limited Number of Housing Choice Vouchers:** Nassau County has 26,870 cost burdened low income households with 18,734 severely cost burdened – paying more than 50% of their income towards rent. Many Section 8 programs have had extensive waiting lists which have been closed for years.
6. **Local Opposition:** Nassau County residents are primarily concerned about traffic congestion and high taxes impacting their quality of life. New housing development often raises concerns about the impact on both traffic and school taxes, and school enrollment. Multifamily housing is perceived as both having a more severe impact on a community and is likely to diminish the suburban character of a community.

Affordable housing remains a volatile issue for existing residents of neighborhoods throughout

the County. Affordable housing sponsors are often confronted with strong neighborhood opposition to proposed low- and moderate-income developments.

7. Limited Non-Profit Capacity: Many of Nassau County's non-profit community based organizations do not have the funding ability to develop affordable housing and have limited capacity to assist clients in accessing the services they need.
8. High Construction Cost Area and High Property Tax Burden: Another obstacle common to all Nassau communities is the high cost of construction. Nassau County as a whole has been designated a high construction cost area by HUD. The increased cost of development in Nassau County results in higher per unit costs, and therefore, minimizes the construction of affordable housing units.
9. Homelessness: Local government policies that limit or exclude housing facilities for persons with disabilities or other housing for homeless people from certain residential areas may violate the provisions of the Fair Housing Act. This is because they may indirectly discriminate against persons with disabilities, the elderly and minorities, many of whom are homeless.

Fair housing objectives are achieved through avoiding high concentrations of low-income housing. HUD has regulations governing the selection of sites for certain HUD-assisted housing programs. Jurisdictions should strive to meet the intent and spirit of these regulations in providing or approving sites for all of the low- and moderate-income housing developed in the community.

Persons who meet the HUD definition of "chronically homeless," including those with mental illness, physically disabled persons, dually-diagnosed persons, persons with AIDS, and persons with physical disabilities, require permanent supportive housing to meet their special needs so that they can gain self-sufficiency to the greatest extent possible.³ Jurisdictions should provide appropriate locations for supportive housing to meet the needs of individuals unable to live independently.

Gaps in emergency and transitional housing, including family units, also exist in the County. The County Department of Social Services calculated the average time that a family remained homeless was 143.5 days and the average time an individual remained homeless was 131.5 days.

10. Abandoned / Deteriorated Housing: Older, deteriorated neighborhoods are generally more affordable because of their high population of low-income individuals and households. Often, the housing has not been well maintained and older housing stock does not attract those families with the greater economic means necessary to maintain or upgrade homes. These neighborhoods generally suffer in appearance and do not have the amenities of newer neighborhoods. The sidewalks may be old and in need of repair, curbs and gutters may be absent, a planned streetscape (if it exists) may not meet the Americans with Disabilities Act accessibility requirements. Related deterioration of employment and economic activity can raise unemployment rates, and limit shopping and retail resources.

Fair housing choice in these neighborhoods is impacted by the location, availability and accessibility of housing. In these older neighborhoods, the County and local officials should work toward equalizing conditions in all neighborhoods by:

- Determining and meeting the infrastructure needs (street and sewer improvements)

³ Nassau Urban County Consortium Analysis of Impediments (July, 2010).

- Identifying and reaching the economic needs
- Enhancing code enforcement based upon input from community residents
- Focus Community Development Block Grants toward meeting the needs of households (neighborhood street projects)
- Promoting community clean up and sanitation projects
- Providing grants to residents in dire needs (emergency grants) and those unable to complete projects (senior/handicap grants)
- Funding Problem-Oriented Community Patrols that would proactively work with citizens and other local government departments to not only decrease crime rates, but to build communities

Efforts on both the parts of the County and local jurisdictions to educate the public regarding accessibility and visit-ability issues need to be increased, so that those who choose to remodel, rehabilitate or commence any construction will reduce the physical obstacles for senior citizens, handicapped and others (also see Impediment #12). The goal, then, would be that all new and updated housing stock in Nassau County would be universally accessible.

11. Employment / Housing / Transportation Link: Transportation links are an essential component to successful fair housing. Residents who do not have access to commercial areas are limited in where they can shop for goods and services, as well as seeking employment. The converse is true as well. Inadequate transportation routes limit the selection of housing to neighborhoods within transportation service areas. Convenient roads in good repair are as important for those who rely on their own vehicles for transportation as they are for those who rely on public transportation.

Improved access to public transportation is often cited as a priority need for special populations, such as the elderly, the handicapped and youth. It is essential to connect low and moderate-income communities with jobs, health care and support services. Public transportation is also an economic development factor, particularly in job creation for low and moderate-income workers. Road improvements are often needed in the low and moderate-income areas to address safety issues and to help facilitate affordable housing and economic development projects.

To propose new transportation options and land use strategies for Nassau County, the Nassau County Planning Commission has initiated the Nassau Hub Transit Study. Based upon feedback generated at the initial meetings with the Steering and Stakeholder Committees and the general public, the problems and needs identified for the Hub study area include:

- High levels of roadway congestion;
- Missing transportation linkages between the six LIRR stations within the study area and the major activity centers, such as Roosevelt Field and the Nassau Coliseum;
- Incomplete transportation linkages between the various study area activity centers;
- Disjointed land use patterns;
- Automobile-oriented land use development, which has led to an over-reliance on automobiles for traveling to, from and within the Nassau Hub area;
- Lack of North-South transit connectivity.

The Nassau County DPW/Planning Commission is also a participating member of the NY-CT Sustainable Communities Consortium, a planning grant program funded and administered by the United States Department of Housing and Urban Development (HUD). The County's effort is focused on establishing and partnering with local municipalities and community leaders to

develop pilot projects that illustrate the opportunity for Transit-Supported development and exhibit the principles of livability as established by HUD:

- *Provide more transportation choices*
- *Promote equitable, affordable housing*
- *Enhance economic competitiveness*
- *Support existing communities*
- *Coordinate policies and leverage investment*
- *Value communities and neighborhoods*

The County has undertaken a study of the feasibility for transit-supported development around twenty-one Long Island Rail Road (LIRR) stations in central Nassau County. The initiative, dubbed the “Nassau County Infill Redevelopment Feasibility Study”, involved a process of interacting with local municipal officials, residents and community organizations to assess the respective station area’s “readiness” and “desire” to pilot downtown and transit-served development in Nassau County. From the twenty-one station areas analyzed under the Study, the County selected three stations for pilot projects meant to catalyze economic growth and encourage new location-efficient housing opportunities.

The three station areas chosen by the County include the Villages of Lynbrook and Valley Stream, and the Hamlet of Baldwin in the Town of Hempstead. Pilot projects for each station area include site-specific mixed-use redevelopment scenarios for two municipal parking fields adjacent to the LIRR station in Valley Stream and a complete streets economic impact assessment in Baldwin that is meant to identify ways to leverage public sector infrastructure investment to stimulate private redevelopment within the central business district and around the LIRR station. For more information on this initiative, please visit: <http://www.nassaucountyny.gov/agencies/Planning/NassauCountyProject.htm>.

Nassau County and the NY-CT Sustainable Communities Consortium are also involved in a Regional Fair Housing and Equity Assessment (FHEA) that will be folded into the final grant deliverable submitted to HUD. The FHEA will include an analysis of segregation patterns and opportunity disparities in the NY-CT Sustainable Communities region to identify factors contributing to these issues and strategies to overcome them.

12. *Insufficient Understanding of “Reasonable Accommodations” and ADA Compliance:* Examples of accessibility barriers include the absence of curb cuts or handicap accessible parking spaces with adjacent access aisles, inaccessible kitchens and bathrooms, narrow doorways and passageways, and inaccessible switches. Local zoning and land use regulations may also create barriers.

Reasonable Accommodations: The Fair Housing Act makes it generally unlawful to refuse to make a “reasonable accommodation” (modification or exception) to rules, policies, practices or services, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling. Courts had applied the Fair Housing Act to individuals, corporations, property owners, housing managers, homeowners and condominium associations, lenders, real estate agents and to state and local governments. The “reasonable accommodations” requirements of the Fair Housing Act do not apply to a private individual owner who sells his own home so long as he (1) does not own more than three single-family dwellings; (2) does not use a real estate agent and does not discriminate in advertising; (3) has not attempted a similar sale of a home within a 24-month period; and (4) is not in the business of renting or selling dwelling units.

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling. Whether a particular accommodation is reasonable depends on the facts

of the individual circumstance and must be determined on a case-by-case basis. The requested accommodation may be denied if it would impose an undue financial and administrative burden on a housing provider, or would fundamentally alter the nature of the provider's operations. In the instance of a government, the determination of reasonable depends on: (1) does the request impose an undue burden or expense on the local government; and (2) does the proposed use create a fundamental alteration in the zoning scheme? If the answer to either question is yes, then the requested accommodation is unreasonable.

ADA Compliance: The Americans with Disabilities Act (ADA), Title II, requires that a public entity must reasonably modify its policies, practices or procedures to avoid discrimination. However, if the public entity demonstrates that the modifications would fundamentally alter the nature of its service, program or activity, it is not required to make the modification. Title III of the ADA prohibits discrimination on the basis of disability in places of public accommodation and commercial facilities (businesses and nonprofits). The ADA does not cover residential private apartments and homes that are strictly residential.

Actions Taken to Overcome Effects of Impediments Identified

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
Provide local enforcement of Fair Housing Laws	Revise Nassau County Fair Housing Law to provide authorization for Nassau Human Rights Commission to enforce fair housing complaints	Nassau County Attorney, Nassau County Human Rights Commission	Adoption of strong local fair housing ordinance in 2006, with effective date of January 1, 2007.	Discrimination in Nassau Housing Market
Provide Community Outreach on Fair Housing Law	Continue to participate in fair housing seminars, presentations and outreach	Nassau County Attorney, Nassau County OHCD, Long Island Housing Services	Presented at all opportunities.	Discrimination in Nassau Housing Market
Continue to update Outreach materials on Fair Housing Law	Continue to create two brochures, posters, website material on Fair Housing law to be actively distributed	Nassau County OHCD, Nassau County Attorney	Current updated materials printed	Discrimination in Nassau Housing Market
Provide Private Fair Housing Enforcement	Provide annual funding to HUD approved Fair Housing Enforcement Agency - Long Island Housing Services (LIHS), a private, non-profit agency that investigates housing discrimination complaints, and tests for housing discrimination on a random basis.	Long Island Housing Services	LIHS staff investigated a wide variety of incidents of suspected discrimination that were brought to the attention of the Agency.	Discrimination in Nassau Housing Market, Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance
Increase banks in impacted communities	Apply for designation of Banking Development Districts in underserved communities	NC OHCD, New York State Banking Department	Approval of Banking Development District in New Cassel with a minority owned bank	Unfair lending policies, practices and disparities
Provide HUD approved housing counseling for homeowners and renters	Continue to staff the Nassau County Homeownership Center	Nassau County Homeownership Center, Long Island Housing Partnership	Continue to offer HUD approved 8 hour housing counseling program, Money 101 course	Unfair Lending policies, practices, and disparities
Provide housing and mortgage	Outreach program of the Nassau County	Nassau County Homeownership	Continue to offer services through	Unfair lending policies, practices,

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
counseling and support services for homeowners and renters	Homeownership Center and non-profit housing counseling agencies funded in part by Nassau County NCOCD including Operation Save Your Home; coordination of Nassau County agencies and pro bono attorneys through the Nassau County Bar Association.	Center, LIHP, LIHS, Community Development Corporation of Long Island, Family and Children's Services, La Fuerza Unida	Nassau County Homeownership Counseling Center, LIHP, LIHS	and disparities
Provide legal representation for homeowners facing mortgage foreclosure	Nassau County Bar Association Pro Bono Lawyers Project developed by the NCBA in coordination with Nassau County, with the attorneys assisting Nassau County residents at the Bar Association Clinic as well as in Nassau Supreme Court, in accordance with New York State law. Benefited from newly created Nassau County Bar Association entity entitled Bridges Over Language Divides (BOLD), which provides attorneys that speak 39 different languages to help Nassau County residents.	Nassau County Home Ownership Center, Nassau County Attorney, Nassau County Bar Association	Developed a local legal response to the current mortgage crisis through the establishment of a Pro Bono representation for needy homeowners facing foreclosure	Unfair lending policies, practices, and disparities
Provide legal representation for homeowners facing mortgage foreclosure	Provide legal education training on Representation of homeowners Facing Foreclosure	Empire Justice Center training for pro bono attorneys	Attended by attorneys including NC OHCD staff counsel	Unfair lending policies, practices, and disparities
Reduce the number of foreclosed and abandoned homes in communities hardest hit by the mortgage foreclosure crisis	Nassau County Neighborhood Stabilization (NSP) Program: HUD funded program to provide for acquisition, rehabilitation, and resale or lease of housing to income eligible households.	Nassau County NC OHCD, LIHP, CDCLI, Community Housing Innovations, Unified New Cassel Revitalization Corp., Habitat for Humanity	HUD approved Nassau's Action Plan Amendment for NSP funds of \$7.6 million; for additional funding for NSP to New York Homes; solicited applications from organizations interested in participating in NSP program; participating in the Neighborhood Stabilization Trust to identify potential homes for redevelopment.	Unfair lending policies, practices, and disparities, Abandoned and Deteriorated Housing
Leverage other funds to create additional housing units	The County has utilized both public and private funds in order to carry out activities set forth in the County's Consolidated Plan. This funding was provided by: NYS Affordable Housing Corporation, NYS DHCR Housing Trust Fund, Federal	NC OHCD, NYS DHCR, NY HOMES	Continue to help provide units of new affordable housing	Limited Availability of Funding

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
	Low Income Housing Tax Credit Program, HUD Super NOFA Supportive Housing funds, private bank financing, private contributions/donations of funds or property.			
Provide alternative housing arrangements to assist low income homeowners and tenants	Nassau County Home Share Program: Providing a service to homeowners and prospective renters to match them with housing includes case management	NC OHCD, Family and Children's Association – Project Homeshare	Continue to assist homeowners and tenants	Limited Availability of Funds
Provide housing rehabilitation, accessibility and weatherization improvements for low and moderate income households	Provision of weatherization and rehabilitation assistance including providing energy efficient measures. Targeted primarily to low income households and some moderate income households	Nassau County and Towns of Hempstead, North Hempstead and Oyster Bay, AHRC	Provision of rehabilitation for, and priority given to, the physically challenged	Abandoned or deteriorated housing
Expand Housing Opportunities for First Time Homebuyers	Nassau County Downpayment Assistance Program	NC OHCD, LIHP	Provide down payment assistance accompanied with 8 hours in Housing Counseling from the Nassau County Homeownership Center or LIHP. Approximately, \$850,000 allocated annually in HOME grants.	Discrimination in the Housing Market; Lending Policies, Practices & Disparities
Expansion of Housing Opportunities for Housing Choice Voucher recipients	Nassau County Housing Choice Voucher Program	NC OHCD, Local PHA's	The housing choice voucher program is the federal program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.	Discrimination in the Housing Market; Lending Policies, Practices & Disparities
Expansion of Employer Assisted Housing	Nassau Suffolk Employer Assisted Housing Program	NCOCD, Nassau County OHCD, LIHP	Provide downpayment assistance matched by employer downpayment assistance and New York State downpayment assistance. This includes completion of an 8 hour course of HUD approved housing counseling. To date, more than 120 employers are participating	Employment, Housing Discrimination in the Housing Market; Lending Policies, Practices & Disparities; Limited Availability of Funds
Provision of Rental Assistance for Extremely Low and Low Income	Housing Choice Voucher Program	Nassau County OHCD (as local administrator for New York State Division of	Provision of rental assistance for approximately 5,300 households including eligible families, seniors	Discrimination in the Housing Market; Limited availability of funds; Limited

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
Households		Housing and Community Renewal ["DHCR"] Housing Choice Voucher Program, 9 Local Public Housing Authorities	and disabled.	number of housing choice vouchers; Lending Policies, Practices and Disparities
Preserving stock of existing subsidized rental housing including public housing	Housing Preservation Program: Issuance of Housing Choice Voucher tenant protection vouchers accompanied with a substantial rehabilitation of existing housing through either 9% or 4% low income housing tax credits, tax exempt bonds, HOME funds, Empire Funds, pilot agreements	NC OHCD, New York State Division of Housing and Community Renewal, New York State Housing Finance Agency, Nassau County IDA, Town of Hempstead IDA	Preservation Financing for Bedell Terrace Apts. In the Village of Hempstead (HOME, CDBG-R and NSP funds leveraged) 245 units rehabilitated. Cow Bay Development (\$545,000 in HOME subsidy) preserving 88 units of family housing in Port Washington,	Limited Availability of Funds; Abandoned and Deteriorated Housing, Limited number of housing choice vouchers
Encourage the support and development of affordable housing	Encourage workforce housing	NC OHCD, NC Planning Commission, Consortium	The LIA Workforce Development & Housing Committee has actively engaged the Counties, local municipalities, New York State, businesses and developers in a campaign to provide for affordable housing.	Local Opposition, Limited Availability of Funds, Employment, Housing, Transportation Linkage
Encourage local municipalities to adopt zoning ordinances allowing the development of affordable housing as well as varied housing to meet the needs of the elderly and the disabled through the distribution of information on zoning provisions for multi-family housing.	The Nassau County continues to work with local town, village and city governments in the development and implementation of sound and effective planning policies and practices through training programs, the sharing of information on legislation, grants, recent trends, natural resources, publications and various networking services.	Nassau County Executive, Nassau County Planning	Foster the idea of adoption of inclusionary zoning laws. Village of Farmingdale and Village of Hempstead adopted new zoning codes.	Local Opposition, Limited Availability of Funds, Employment, Housing, Transportation Linkage.
Build Capacity within the Non-Profit Sector as well as the Community Development Agencies and County Staff	Provide training and technical assistance	NC OHCD, HUD Field Office, NDC, LIHP, LIHS, CDCLI	New HUD Exchange Website, HUD sponsored training. NC OHCD actively recruited non-profit, CDA and NC OHCD staff to attend these classes. Provide technical assistance to non-profits. These services are provided by NC OHCD staff as well as through larger non-	Limited non-profit capacity

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
			profit organizations: NDC, LIHP, LIHS and CDCLI.	
Address High Construction Cost and High Tax Issues	Nassau County IDA developed a special Payment in Lieu of Tax (PILOT) policy for affordable rental housing. This tax policy provides a PILOT of 10% of gross shelter rents during the term of the tax exempt bonds. The IDA provides this PILOT for both IDA issued tax exempt bonds as well as for NYS Housing Finance Agency issued tax exempt bonds.	Nassau County IDA, Hempstead IDA	The IDAs will provide a special payment in lieu of tax agreement for affordable housing developments	High Construction Cost Area and High Property Tax Burden
Development of a "Housing First" Strategy for Homeless Intervention"	Implementation of a "10 Year Plan to End Chronic Homelessness"	NC OHCD, Community Advocates, Nassau County Continuum of Care members, Nassau County Homeless Task Force	Nassau County prepared the "10 Year Plan to End Chronic Homelessness" and has instituted a 10 Year Plan Standing Committee. Nassau intends to leverage HUD Homeless Prevention Fund grants to implement the plan.	Homelessness
Provide Housing for Homeless Individuals and Families	Develop a network of housing organizations who provide housing and services for homeless	NC OHCD, Long Island Coalition for the Homeless, Housing Providers	NC OHCD provides Emergency Solutions Grant (ESG) funding to non-profits providing emergency shelter and transitional housing. The Nassau Continuum of Care group utilizes HUD SHP funds on behalf of Nassau County service providers and housing developers for both the acquisition and rehabilitation of housing for both transitional and permanent housing for the homeless and special needs homeless. Funds are also used to provide necessary support services.	Homelessness
Redevelop Downtowns with Housing	Encourage the redevelopment of downtowns with transit oriented rental housing to retain young people in Nassau County	Nassau County Executive, Nassau County DPW/Planning Commission, NC OHCD,	Meet with developers, planners, communities, member of Sustainable Communities Consortium	Employment, Housing, Transportation Linkage
Plan for Current and Future Housing Needs	Nassau County Five Year Consolidated Plan	NC OHCD, consortium	Inclusion of housing goals including the development of transit oriented affordable housing developments	Employment, Housing, Transportation Linkage

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
Preserve, expand, and attract Businesses and Jobs in Underserved Communities	Provide tax benefits and economic development benefits	NC OHCD, Nassau County IDA, Town of Hempstead IDA.	Economic Development assistance to businesses in New Cassel	Employment, Housing, Transportation Linkage; High Construction Cost Area and High Property Tax Burden
Preserve, expand and attract businesses and jobs in underserved communities	Grow Nassau Program: Small Business Administration 7 A Loan Program which is targeting small business expansion and retention in economically underserved areas, PILOTs	NC OHCD, National Development Council, Nassau IDA, Town of Hempstead IDA	This program is leveraging economic and community development activities in underserved communities. .	Employment, Housing, Transportation Linkage
Preserve, expand and attract businesses and jobs in underserved communities	Nassau County Microloan Programs which are targeting small business expansion and retention in economically underserved areas including CDCLI's SBA Micro enterprise loan program, and La Fuerza CDC program	NC OHCD, Community Development Corporation of Long Island, La Fuerza Unida, Community Development Corporation	This program is leveraging economic and community development activities in underserved communities. NCOCD is providing CDBG special economic development assistance.	Employment, Housing, Transportation Linkage
Provide technical assistance and training for small business development	NC OHCD funds entities to provide technical assistance to small businesses.	SCORE, Community Development Corporation of Long Island – Core 4 Program	OHCD, along with its non-profit partners are providing technical assistance and training for small business owners; Nassau SCORE has its office with NC OHCD. NCOCD is providing CDBG special economic development assistance.	Employment, Housing, Transportation Linkage
Provide Accessibility improvements for low income families	Allocate CDBG and HOME dollars for accessibility improvements county-wide	Nassau County OHCD, NYS DHCR	NC OHCD Residential Rehabilitation Program assisted over 41 homeowners with handicapped accessibility improvements. HOME funds assisted 36 residents.	Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance

2. COMMUNITY DEVELOPMENT

A. PROVISION OF NEW AND IMPROVED PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS TO BENEFIT EXTREMELY LOW, LOW AND MODERATE INCOME HOUSEHOLDS.

Public Facilities and Infrastructure Improvements are important factors in sustaining communities and ensuring the safety and well-being of residents. Investing in infrastructure provides long-term economic benefit to low and moderate-income communities. Nassau County is targeting those areas most in need.

During the program year, members of the consortium and non-profit subrecipients carried out a range of public facilities improvement projects including renovation of senior centers, youth centers, neighborhood facilities, child care centers, tree planting, park and playground improvements, sewer installation, street and sidewalk replacements, flood and drainage improvements, and handicapped accessibility improvements. Activities were carried out in the the Towns of Oyster Bay and Hempstead, the City of Long Beach, as well as the Villages of East Rockaway, Farmingdale, Freeport, Hempstead, Lynbrook, Manorhaven, Mineola, New Hyde Park, Rockville Centre, Valley Stream, and Westbury.

The Town of Hempstead has identified several target areas to infuse public facility improvement dollars. They include the hamlets of Baldwin, Elmont, Franklin Square, Inwood, Lakeview, Roosevelt and Uniondale. By improving the infrastructure, the Town hopes to bring in new businesses and jobs. The key is to create walkable communities where residents shop and eat locally.

The hamlet of Roosevelt has been a focus of the Town of Hempstead with new housing, street and sidewalk improvements and commercial façade upgrades. These types of improvements revitalize a community and attract people to the area. Most recently, the Town completed an ambitious sidewalk and lighting program on Nassau Road from Molineaux Street to Lakewood Avenue.



The hamlet of Inwood has gone through an extensive visioning process, and is now undergoing transformation to realize that vision. During the program year, a lighting and streetscape project on Doughty Blvd was undertaken. Other improvements are in the works and will address what the community desires. As Inwood is a very low income hamlet within the Town, the Town is making every effort to bring in business and economic development to this distressed area. Health, safety and wellbeing of the residents is being addressed.



Franklin Square – Streetscape and Parking Improvement Project – New sidewalks, lighting and parking around the Franklin Square Post Office was a welcome addition as the area has heavy pedestrian and parking traffic.

Community Development Block Grant (CDBG) funds have been granted to assist with the implementation of the “Safe Routes to School Program” (SRTS) in the Village of Hempstead. SRTS is sponsored by the Federal Highway Administration via the New York State Department of Transportation. The Village of Hempstead was awarded three grants to execute the SRTS Program at Jackson Main Elementary School, Fulton Elementary School, and A.B.G. Middle School. Hempstead Village is a “walking district”, which means buses are not provided for transporting students to and from school. This program is comprised of five components – Engineering, Education, Encouragement, Enforcement, and Evaluation. Nassau County and the Village of Hempstead Community Development Agency have been working together to execute this program which includes traffic calming improvements, bump outs, and new cross walks that promote healthy and safe habits amongst the students who must walk or bike to school



The City of Long Beach, after enduring significant damage from Super Storm Sandy in October, 2012, has been allocating their block grant dollars to plant trees, replace fire hydrants, improve the drainage capacity in the City, and re-build their parks and playgrounds. One of the City's major initiatives has been planting trees to replace those wiped out by the storm, leaving the city with little green and a dull aesthetic environment. Trees have economic, environmental, and social benefits. Downtown areas that are tree-lined project a welcoming and inviting atmosphere for shoppers who may tend to linger and spend more time shopping. In addition a well landscaped neighborhood can raise property values.



City of Long Beach – New Tree Lined Street



Morgan's Dock in the Village of Manorhaven once hosted a bustling commercial and nautical hub. After decades of decay and disrepair, this ¼ acre site is poised for major upgrades and rehabilitation with the hopes of revitalizing the business district. The Village is hopeful that Morgan's Dock, as a public dock, will lure boaters to stop and dock and visit the downtown restaurants and shops. During the program year, Phase I began with the dock design and purchase of a beautiful gazebo and site furniture. With Phase II in the works, this low to moderate income waterfront community should soon experience a transformation.

The Village of New Hyde Park's Operation Main Street was declared a winner of "Mobilizing the Region" from the Tri-State Transportation Campaign. After twelve (12) long years, the transformation of Jericho Turnpike from Hillside Blvd. to Ingraham Lane is complete. By leveraging federal SAFETEA-LU funds via the State DOT and CDBG funds, the Village introduced complete street traffic calming measures and streetscape enhancements to make this thoroughfare safer and more pedestrian and business friendly. The project called for pavers, planters in center lane medians with built-in irrigation systems, pocket parks, bicycle racks, curb cuts, benches, trash receptacles, traffic signals, and countdown devices. Simply put, this portion of Jericho Turnpike is now a pedestrian friendly and a visually appealing "Main Street". The improvements bring a distinctive quality to New Hyde Park which sets them apart from other Village's along Jericho Turnpike. In addition, the revitalization has spurred the businesses along the expanse to improve the look of their facades and make other aesthetic enhancements. To further distinguish the Village, New Hyde Park added new street signs, downtown shopping welcome signs, a central downtown kiosk, and shopper parking directional signs. Because of these features and the traffic calming improvements, the Village is hoping that people will slow down, see the upgrades and patronize the downtown. This project will stand as one of the first Complete Streets reconfiguration since the state enacted the new law in 2012.



New Hyde Park New Traffic Calming Median

Having a supermarket, pharmacy and Laundromat in a neighborhood are amenities that many people take for granted. In the Hamlet of New Cassel, during the program year, a self-service Laundromat opened to the benefit of those living in the surrounding area. North Hempstead worked

with the business owner on procurement and installation of a sign as well as assisting with zoning issues. The Town previously had a ban on laundries and arcades in the overlay district. Residents spoke up and a change was made to accommodate the needs of people in the area. Without this new facility, residents were forced to take a taxi or ride a bike to a neighboring operation.

The Town of Oyster Bay, in the past had focused their efforts on administering their large scale residential rehabilitation program. However, the Town, in recent years, has been directing their CDBG funds to improve the infrastructure in low to moderate income neighborhoods. The improvements include street, sidewalk, drainage, and lighting upgrades. Benkert Street in the hamlet of Bethpage was reconstructed during the program year with street, sidewalk, and drainage improvements.



Benkert Street – Pedestrian Friendly Sidewalk and Road Improvements



In addition to Benkert Street, the Town is in the process of reconstructing an area in Glen Head where the sidewalks were in serious need of reconstruction. The picture to the left depicts the expanse of sidewalks that are being completely replaced.

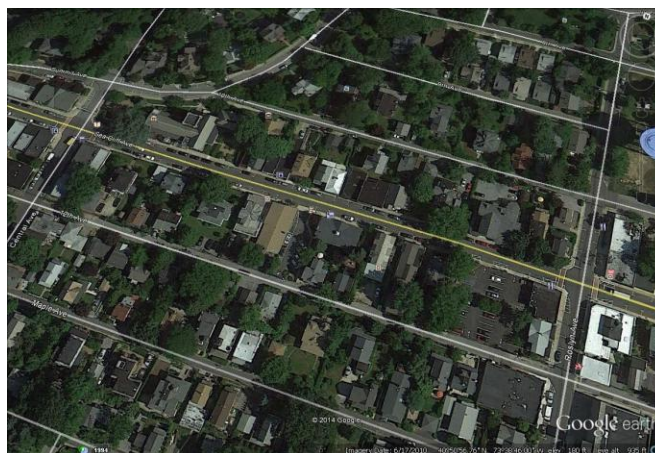
The Town of Oyster Bay, hamlet of Hicksville PF&I project, is currently in the design stage. This project is located at the intersection of Route 106/107, called the "Hicksville Triangle". This small

park allows for pedestrians and shoppers in the Hicksville area to relax and enjoy a beautifully landscaped garden. However, because of time and neglect, the park is now overgrown and where there was once a beautiful fountain lays a crater. CDBG funds are allocated to the Nassau County Department of Public Works for the installation and hook-up of the fountain with the hopes of making it a “destination” place for residents.

One of the more significant projects that was funded during the program year was the Village of Sea Cliff's installation of a sewer line on Sea Cliff Avenue from Main Avenue to Prospect Avenue. The installation of sanitary sewers in the central business district has been a major goal of the Village for several years. The sewer line is not only necessary to protect Hempstead Harbor and the water table, but also to spur economic growth in the downtown. Businesses hesitate to locate in the downtown because of the outdated septic system. Currently, restaurants have to limit the number of seats based on their septic capacity. The lack of proper disposal causes pollution to Nassau County waters and other environmental concerns.

This multi-leveraged project has a minimum of \$400,000 in funds granted via Congressman Steve Israel, \$250,000 from the NYS Dormitory Authority, \$550,000 from the NYS Department of Environmental Conservation, \$500,000 in Community Development Block Grant funds through Nassau County OHCD, and \$385,000 from the Village of Sea Cliff. The project is a win-win for the County and the Village of Sea Cliff. The feasibility study is complete, engineering plans are in place and construction drawings are complete. The project is ready to go and will be completed during PY2014.

The yellow highlighted road below (Sea Cliff Avenue) is the area of improvement.



The Village of Valley Stream has been undertaking yearly streetscape improvements along Central Avenue as a part of a downtown revitalization plan. CDBG funds were used for the design of the streetscape and will be used in conjunction with the Town of Hempstead CDBG dollars to complete the improvements that continue through the Town of Hempstead's property.

The Village of Lynbrook has routinely focused their CDBG funding on sidewalk improvements in targeted eligible areas in the Village. However, the Village is looking to find ways to truly revitalize the downtown area. Recently, the Village of Lynbrook, the New York Metropolitan Transportation Council, and NC DPW/Planning Division hosted a “Complete Streets Community Workshop”. The reason for the workshop was to solicit ideas and recommendations for improving mobility and accessibility within the downtown street network in order to better support local economic development initiatives and increase the quality of life for all residents. Lynbrook's downtown is in dire need of revitalization. There are many empty storefronts, abandoned buildings, inferior infrastructure, and inefficient way finding signage. Because it is neither pedestrian nor bicycle

friendly, residents are not likely to spend time shopping or eating in the downtown. The “Complete Streets” program is a long term process that encourages participation and input from all community stakeholders.

There have been many senior center improvements over the past several program years including those in the Villages of Bellerose, Malverne, Sea Cliff and Stewart Manor. The Village of Rockville Centre allocates funding yearly to the Sandel Senior Center for upgrades and improvements. During the program year, the center received a new HVAC system.

The Village of Rockville Center also funds improvements to Rosa Lee Young Child Care Center. During the program year, funds were used to replace the flooring in the Center for the comfort and safety of the children being cared for. In addition to senior center and child care center improvements, other community center improvements are funded by the consortium and non-profit subrecipients. Community Centers often serve as a main source of recreation, socialization and continuing education for low/mod income residents. In Rockville Center and Long Beach, the Martin Luther King Community Centers have seen various improvements over the years to maintain and upgrade the facilities for continued use by residents.

Long Beach had dedicated funding for improvements to the VFW Post 1384 on West Park Avenue. The VFW serves the community by providing community space for events and meetings. New flooring, roofing, and kitchen equipment was installed during the program year which will add years to the life of the facility.



Senior Citizen Club Enjoying the New Facility



Furthermore, Long Beach sought during the program year to construct handicapped bathrooms at St. Mary's Food Pantry which services a very vulnerable population. The pantry now has fully accessible restrooms for the handicapped and elderly population seeking food and other supplies that the pantry offers on a daily basis.



Grace Multi- Community Development Corporation, a non-profit community based organization, received funding from both Nassau County and the Town of Hempstead to increase the space of the center for the benefit of the neighborhood. The space is used as an after-school and weekend facility for residents in the Uniondale area. They offer a variety of community programs for adults and children of all ages.



Parks and playgrounds are vital to any community. They provide an outlet for recreation and socialization for children and adults alike. The Community Park in East Rockaway has undergone a major transformation adding new fields, grand stands and concessions.



East Rockaway Sports Complex



East Rockaway Memorial Park Playground

The Village of Mineola also recognizes the value in having safe and accessible parks and playgrounds for Village residents. During the program year, the Village allocated funding to make improvements at Wilson Park. Additionally, the Village looks to make improvements to their neighborhood facilities. Mineola allocated funding to upgrade the bathrooms at the local Irish American Hall. The Irish American Hall provides community space for many Mineola residents including senior citizens and disabled individuals. The building was not equipped with a handicapped accessible bathroom, a situation that prevented some groups from comfortably holding events or meetings.

During the program year, Nassau County Department of Public Works (NC DPW) was awarded CDBG funds to undertake renovations to County-owned parks in low to moderate income neighborhoods. Parks in Inwood, Roosevelt, Freeport and Levittown were recipients of new fencing, benches, field improvements and landscaping. These improvements are aesthetically pleasing while also fostering a safer environment for people of all ages to engage in coordinated and recreational sports activities.



Reverend Arthur Mackey Park – Freeport



Milburn Park - Freeport



Inwood Park - Inwood

B.ELIMINATE AND PREVENT BLIGHT THROUGH REHABILITATION, DEMOLITION AND REDEVELOPMENT ACTIVITIES AND BROWNFIELD REMEDIATION, AS WELL AS CODE ENFORCEMENT.

Consortium members continue to identify blighted and underutilized sites for redevelopment. During the program year, the Village of Freeport issued an RFP to redevelop Freeport Plaza West and Henry Street/East Merrick Road both of which are part of an on-going urban renewal process outlined in their Master Plan. It was determined that the Henry Street site was suitable for expanded mixed-use commercial and workforce housing development. With the development of this deteriorated site, the Village hopes to increase tax revenues and create jobs. The Freeport Plaza West project is located in a very walkable part of Freeport's downtown commercial area and is in close proximity to the Long Island Rail Road Station. They are reviewing proposals that will redevelop the sites in order to increase pedestrian traffic in the downtown area with transit-oriented development in mind.

The Town of Hempstead undertook the demolition and clearance of a blighted property in E. Clinton Road in Roosevelt. This demolished site was cleared in order to make way for a future affordable housing development within the hamlet. The Town of Hempstead was a recipient of a \$500,000 state grant towards its economic development plan for the Elmont-Belmont Park area, money that can be used to acquire blighted properties. For the past few years, the Town has been

seeking to develop a 2.9 acre site on Hempstead Turnpike and Elmont Road. The urban renewal plan calls for the acquisition of four blighted properties, demolition of those properties, and the relocation of the existing businesses. The end use would be a supermarket to service an area describe as a “food desert”. The Town has faced obstacles executing this project but is moving forward with the vision plan.

The Village of Hempstead allocated funds to demolish a blighted property at 172-174 South Franklin Street, which is approximately 0.28 acre in size. The project site contained two vacant buildings; one was a one-story building with former retail use, and the other was a two-story building with former retail use on the first floor and a residential apartment on the second floor. The buildings were in advanced stages of interior and exterior deterioration. The end use intention is to build affordable housing units to be sold or rented to income eligible residents.

The Town of North Hempstead, in its commitment to revitalize the New Cassel area, has acquired multiple blighted properties for redevelopment. Most recently, the Town acquired 876 Brush Hollow Road, which contains two buildings. One building will be demolished, and the remaining structure will undergo extensive interior and exterior rehabilitation without increasing the foot-print, and the land use will remain a single family home.

Another way the consortium is addressing blighted downtowns is to fund commercial façade improvements. During the program year, this activity had been carried out in the Villages of Bayville, Farmingdale, Freeport, the City of Glen Cove, and the Town of Hempstead.

The Village of Farmingdale has implemented a robust commercial rehabilitation program with over 30 facades completed. With the effort concentrated on Main Street in their business district, the Village has achieved great success changing the face of the area. Going back five years, this area exhibited great deterioration with empty storefronts and little foot traffic. Now we see a community that not only has completed infrastructure and aesthetic improvements, but is moving quickly towards full redevelopment including housing.



A glimpse down Main Street Farmingdale – New Signs, Awning and Goose Neck Lighting

The Village of Bayville has focused on revitalizing their downtown area via commercial rehabilitation. The Village had previously undertaken a large commercial rehabilitation project on Ludlam Avenue. The Village had allocated funding to renovate these store fronts with new signs, stucco fronting, and decorative lighting. The positive affect of this rehabilitation drew a marked interest from other businesses to make improvements. During the program year another large commercial rehabilitation project was completed on Bayville Avenue. As seen below the once dilapidated building with four (4) storefronts, is now thoroughly renovated and vibrant.



The hamlet of Elmont has also seen commercial façade improvements that are changing the face of the local businesses. Meacham Avenue in Elmont has many businesses in need of an upgrade to attract residents and others visiting the area to shop or eat. To the left is a commercial façade that had recently undergone improvements.

The City of Glen Cove had recently started a commercial façade program in order to reinvigorate the downtown area. The first sign that went up during the program year was for the newly re-opened movie theater which is the downtown anchor. An economically viable anchor tenant in a downtown is key to bringing patronage to the area. Glen Cove Cinema had been closed for quite some time, leaving a huge hole in the downtown and diminishing local restaurant and business traffic. After a \$1 million renovation and a Community Development Block Grant (CDBG) courtesy of Nassau County and the City of Glen Cove Community Development Agency (CDA), the theater re-opened in the spring of 2014. With a new marquee, digital projectors, new seating, concession stand and children's game room, there is a tremendous opportunity for jobs and economic development in the City's downtown.



Glen Cove Cinema

Freeport Commercial Façade program is still in commission, albeit, at a much lesser scale now that the Village is focusing efforts on large scale redevelopment and to addressing the continuing effects of Hurricane Sandy. Many facades have been completed over the course of the last ten years, most recently a façade on Main Street was rehabilitated in keeping with Freeport's traditional "look".



Freeport Commercial Façade program is still in commission, albeit, at a much lesser scale now that the Village is focusing efforts on large scale redevelopment and to addressing the continuing effects of Hurricane Sandy. Many facades have been completed over the course of the last ten years, most recently a strip mall on Main Street was rehabilitated.

A more ambitious and multi-level re-development project will be taking place within the next couple of years at the site of the former Glen Cove Incinerator. The incinerator is a four-story superstructure, decommissioned since the 1990's, and a potent source of blight that looms over the surrounding ball fields and marinas. The goal is to create a network of parks and open spaces in the Glen Cove Creek waterfront. The plan is to demolish the former Glen Cove Incinerator creating the opportunity to transform the surrounding 7.8 acres of City-owned waste management property into a waterfront extension of the City's parks and recreation system. CDBG funding has been allocated for the engineering phase of the demolition and clearance of the structure. Future funds will be earmarked for the park improvements.



Glen Cove Incinerator Site

Code Enforcement activities are carried out with the assistance of CDBG funds in the Villages of Hempstead and Mineola, the City of Long Beach and the Town of North Hempstead. This program is directed to those homes and businesses within the municipalities that do not conform to health, safety and other codes dictated by local and state laws. Identifying non-conforming properties and addressing and correcting code violations benefits the surrounding area.

Comprehensive Development

Comprehensive multi-year redevelopment programs are being carried out in several consortium communities. Redevelopment of sites that are no longer viable nor serve a community purpose are being undertaken in the Villages of Farmingdale, Freeport, Hempstead, the City of Glen Cove, and the Towns of Hempstead and North Hempstead. Redevelopment has included acquisition of blighted properties, environmental abatement of brownfield sites, and clearance and demolition.

Nassau County recently completed planning work as part of the "New York & Connecticut Sustainable Communities Consortium" organized as part of HUD's Sustainable Communities Regional Planning Grant Program. Fortunately, the consortium was awarded \$3.5 million to develop livable communities and growth centers around the region's commuter rail network. This is all in an effort to enhance affordable housing efforts, reduce congestion, improve the environment and continue to expand economic opportunities. The goal is to support more livable and sustainable communities. A central goal of the Sustainable Communities Program is to link strategies on a metropolitan scale that would foster creation of mixed-income housing, employment, and infrastructure in locations connected by the region's robust commuter rail network.

With this grant funding, Nassau County has completed an Infill Redevelopment Feasibility Study for properties within a half-mile radius of up to three existing Long Island Railroad stations located within and surrounding the Nassau Hub Transit Study Area. Through an ambitious community outreach and engagement plan, twenty-one LIRR station areas were evaluated to determine the readiness and desire for transit-supported development.

The Village of Lynbrook, Valley Stream and the hamlet of Baldwin were chosen for the study. These communities expressed a desire for transit-oriented development. Most recently, and as a first step, Nassau County conducted the "Valley Stream LIRR Station Area Concept Plan Public Meeting". The plan will include integrating housing, economic development and environmental planning. Valley Stream is ripe for redevelopment as they have recently amended their zoning codes to allow hotels and other mixed-use development. The Village has the potential to grow its tax base, entice businesses to set up shop in the neighborhood, and attract young people seeking housing. In the Hamlet of Baldwin, the Infill Study recommended complete streets improvements along Grand Avenue, a north-south arterial adjacent to the LIRR Baldwin Station. Transforming Grand Avenue to allow for safer pedestrian, cyclist and vehicular conditions, along with strategic streetscape improvements could serve as the catalyst to redevelopment along the corridor. NC OHCD expects to be very involved with Nassau County Planning initiatives.

The Village of Hempstead's large scale, \$2.5 billion urban renewal project which is being spearheaded by Renaissance Downtowns, has received much input from village residents who would like to see their downtown vision achieved. The Village continues to leverage New York State grant funding with CDBG dollars to rehabilitate the Main Street and Franklin Avenue shopping areas. Nassau County is assisting the Village of Hempstead with its revitalization efforts through a \$3 million investment initiative for the revitalization of Franklin Avenue in the Village of Hempstead's downtown. Streetscape and roadwork on this strip is complete. As the Village has a major transportation system, a large downtown, and is centrally located, it is vital that comprehensive redevelopment activities are undertaken in order to make this a more viable community. Prior to undertaking this multi-faceted redevelopment, the Village must upgrade their ailing sewer system.

The Village is set to receive a \$1.22 million in state funds to fund the project.

The Village of Farmingdale has made great strides to revitalize its downtown Main Street area. The Village, like many older Nassau County downtown areas, had struggled with empty storefronts, decaying infrastructure and lack of foot traffic on Main Street. In order to address these issues, the Village revised its Master Plan and zoning requirements which will usher its way to a new era of high-density, transit oriented development in the area immediately adjacent to the Long Island Rail Road Station. Now Main Street is roaring with activity. There is only one storefront that is not occupied and many others businesses have received commercial façade improvements. Over the course of the year, several new restaurants and retail shops have opened up in the downtown and are experiencing a high level of success. Currently under construction in the downtown is “The Plaza at Farmingdale” formally known as “Bartone Plaza”. The development entails constructing two complexes near the LIRR station. The larger parcel will be 115 apartments, 13,200 square feet of retail space, and underground parking. The smaller parcel includes 6,200 square feet of retail space and 39 apartments. See rendering below from article in *Newsday*.



In addition to the Plaza at Farmingdale project, several buildings located at 231-245 Main Street were demolished during the past year. The purpose was to clear the area of abandoned structures in order to construct a mixed-use development which will include twenty six (26) units of rental apartments and 3,100 square feet of commercial space. The complex will have three floors and will be outfitted with high rise balconies and self-contained parking. Another project underway on Eastern Parkway, will include twenty seven (27) rental units in a three and a half (3 ½) story building of 40,000 square feet. Both developments call for a set-aside of three affordable units which will be available to those families earning 80% or less of the AMI.

The Village of Freeport is continuing its efforts to revitalize its downtown area and is implementing its visioning for the North Main Street corridor. North Main Street is part of an important county road that connects the heart of Freeport to the Village of Hempstead. The plan calls for new mixed-use structures, building preservation and restoration, sidewalk and street planning, park and playground expansion, traffic calming, transit improvements, culture and nightlife, open space and landscape improvements, and pedestrian connectivity. The Plaza West Bank building, which stands at the corner of Grover Street and Sunrise Highway, has attracted many redevelopment proposals. Because of its location next to the LIRR, it has great potential to be a catalyst for economic development.

The Elmont vision plan is coming closer to a reality after the Town of Hempstead Town Board approved the



rezoning of the Hempstead Turnpike corridor, which includes a 2-mile stretch from the Queens border to Franklin Square. This will allow for more mixed-use development with a uniform aesthetic for the area. In addition to the rezoning, the Town of Hempstead adopted a “Complete Streets” policy that mandates that new road projects include safety measures for drivers, cyclists, and pedestrians.

The Nassau County Industrial Development Agency (IDA) has also been involved with assisting several rental housing developments to move forward through the use of tax incentives. Projects in consortium member communities will result in the creation of 879 units of housing, including 103 affordable units. The communities will also benefit from the more than 800 construction jobs and 57 permanent jobs that are expected to be created. All of the projects involve the infill redevelopment of underutilized properties and all are located near to LIRR stations and local downtowns. \

The Town of North Hempstead’s multi-year redevelopment of New Cassel is continuing with additional rental and homeownership housing and commercial developments in this once blighted area. These mixed-use areas include significant redevelopment nodes at the Brush Hollow Road, Grand Street, and Bond Street intersections. Continued medium density residential use is being implemented along Prospect Avenue. New Cassel is one of Nassau County’s oldest African American communities, and had faced decades of economic decline. During recent years Nassau County HOME and CDBG funds were utilized to leverage over \$60 million for the new construction of almost 200 units of mixed income housing and commercial space.

The City of Glen Cove’s Planning Board advanced the first phase of the City’s long planned waterfront development by supporting the site plan. The Planning Board is also in step to support the subdivision plan for the 56 acre development. The first phase of the waterfront revitalization plan entails the construction of 387 multi-family units, a park, an esplanade to the ferry terminal, 811 parking spaces, and a marina support building. The City anticipates that construction will begin in 2015. Additionally, the city received a \$2.5 million grant from NYS via the Regional Economic Development Councils to construct a new road that will connect the Glen Cove waterfront and its downtown business district. This road is a key and vital component to making the entire project work.

Also as part of the waterfront revitalization, Glen Cove is in the process of constructing an energy efficient commuter service – the “Glen Cove Ferry”. The ferry building adheres to LEED standards of construction, and the service will be able to accommodate ferries that operate on clean diesel and marine gasoline, supplying commuter transportation to Manhattan, LaGuardia and other potential recreational destinations. The project won the Transportation Choices award from Vision Long Island and has been recognized for its creative revitalization efforts. The Ferry Terminal and Boat Basin will utilize green building technologies. The ferries will run on natural gas or clean diesel fuel and reduce auto emissions by providing an alternative to cars. Site improvements have begun with surface parking, docks, and bulkheads. Funding for this project is leveraged with Community Development Block Grant (CDBG) funding, U.S. Congressional Delegation funds, and Empire State Development Corporation Restore New York grant.



Glen Cove Boat Basin



Glen Cove Ferry Terminal

Consistent with the City's overall goal to make the waterfront a recreational and economic development engine, they are also focusing efforts on the south side of Glen Cove Creek which is home to the defunct Glen Cove incinerator. In order to move forward with revitalization, the City must demolish the former incinerator which was decommissioned in the 1990's and is a huge source of blight to the surrounding recreational spots and marinas. By demolishing and clearing this blighted property, it will create an opportunity to transform the surrounding 7.8 acres of City-owned waste management property into a waterfront extension of the City's parks and recreation system. CDBG funds have been allocated to begin the process. Potential uses include, pedestrian and bike enhancements, multi-use convertible fields, indoor and outdoor facilities, a dog park, and waterfront seating and access.

Code Enforcement

Code Enforcement has become an important issue in a large number of Nassau County communities. With the lack of available space for construction and the lack of affordable rental units, Nassau County is encountering a large number of illegal occupancy problems – tenants living in unsuitable and often dangerous spaces such as basements, attics and garages. NC OHCD allocates CDBG funding in order to alleviate this very serious problem. The Village of Mineola has utilized its funding to advance the technology in tracking enforcement activities. In addition the Village of Hempstead and the Town of North Hempstead allocate yearly funding for code enforcement.

Brownfields Revitalization

Another priority of Nassau County is to identify brownfields sites for development and reuse. By doing so, there will be economic benefits such as creating jobs, increasing the municipal tax base, mitigating potential health or environmental risks and maximizing existing infrastructure. State and federal government entities set the environmental standards and provide resources for assessment and remediation. Nassau County relies heavily upon input from the local community to determine redevelopment options.

The Long Island Regional Planning Council (LIRPC) designated the Glen Cove Waterfront Redevelopment Project as one of five projects of regional significance. Nassau County provided a \$6 million HUD Section 108 loan as well as a Brownfields Economic Development Initiative (BEDI) grant, which were used for acquisition, remediation and infrastructure expenses for the 50 acre redevelopment area. The Nassau County HUD Community Development Block Grant has provided project related funding for the redevelopment project.

Glen Cove applied for and received financing from the County's Brownfield Revolving Loan Program funded by the U.S. Environmental Protection Agency in the amount of one million dollars for the remediation of two sites, Gladsky and Doxey. These sites are a part of the Hempstead Harbor Waterfront Redevelopment Area (WRA). The WRA is a landmark project which has State, Federal and Local authorities behind a shared goal of reclaiming a blighted industrial waterfront for public benefit and enjoyment. The Gladsky site was formerly used as a marine salvage yard and it suffered from asbestos, lead, PBC, VOC, and heavy metals contamination. These sites contaminated the tidal habitat in Hempstead Harbor, which hurts fish and wildlife.

Completion of the remediation on the Gladsky site is complete. With the additional \$815,000 awarded by the U.S. Environmental Protection Agency (EPA) for the Doxey site, the area will soon be free of all contaminants.



Garvie's Point – Glen Cove

Other ongoing activities include the following:

Small Business Loans & Technical Assistance Programs

Nassau County recognizes that small business is critical to its economic growth and strength. Through the County's collaborative partnerships with the National Development Council/Grow America Fund (NDC/GAF) and the Community Development Corporation of Long Island (CDC-LI), they are able to fully service the diverse needs of the county's small business community by offering a portfolio of loan products ranging from \$1,000 to \$2,000,000 and technical assistance programs specifically designed for a businesses' stage in its growth. NDC and CDC-LI both handle all of the loan administration, underwriting & servicing for their respective programs.

The Town of Hempstead assisted five (5) businesses during the program year through their economic development technical assistance program. They provided information to business owners and principals regarding tax incentives and suitable site locations for relocation and/or expansion within the Town.

The Grow Nassau Fund

The Grow Nassau Fund (GNF) was launched in late 2006 as the result of a partnership between Nassau County, Nassau County IDA and the National Development Council's (NDC) Grow America Fund. The initial investment of \$600,000 was a "recapture penalty" owed to the IDA by North Fork Bank that was donated and leveraged to create a loan fund of \$2.4 million.⁴

GNF is an SBA 7(a) Loan Program which is targeted to businesses located in low and moderate income communities that need expansion capital to reach their full growth potential. Through the GNF, eligible small businesses may apply for loans at competitive rates, for terms up to 25 years (depending on the use of funds) and can be used for working capital, equipment, leasehold improvements, acquisition of real estate and construction/renovation. Loans can range from \$50,000 to \$2,000.

<u><i>GNF Loans Closed:</i></u>	<u><i>Amount</i></u>	<u><i>Location</i></u>
Accent on the Home	\$ 126,000.00	Glen Cove City
The Jabeez Posse, LLC	\$1,200,000.00	Hempstead Village
Shipman Pharmacy	\$ 683,000.00	Westbury Village
Dolphin Book Store	\$ 250,000.00	Port Washington
Child Life Pediatrics	\$ 130,000.00	Carle Place
404 Peninsula, LLC	\$1,600,000.00	Hempstead Village

⁴ NDC is a national community development agency and a HUD-certified consultant. The recaptured North Fork Bank funds are restricted to small business financing in Nassau County, and are matched 3-to-1 by NDC. NDC handles underwriting and loan servicing functions.

Jabra Realty, Inc.	\$1,307,589.00	Freeport Village
Sam's Caribbean Market	\$ 718,500.00	Hempstead Village
Sam's Caribbean Market #2	\$ 200,000.00	Hempstead Village

Seventy-four (74) jobs have been created and/or retained through this loan program. The County investment per job is \$8,108.00.

SCORE

SCORE is a volunteer organization that has been helping small businesses for over 40 years and is a resource partner of the U.S. Small Business Administration (SBA) with over 10,000 SCORE counselors in the U.S. SCORE is a free and confidential organization for any client who is seeking information on starting a business.

There are several retired executives/business owners who serve as counselors at NC OHCD. On a typical week, these retired volunteers serve approximately 6-8 clients. These clients usually consist of persons who want to start up businesses of their own. The clients are seen by appointment and have found SCORE through the internet, newsletters, advertisements, workshops and networking. Workshops hosted by SCORE serve on average 25 clients at a time and have been found to be invaluable to helping clients begin their businesses. Many clients of SCORE are unemployed and looking to start a business based on the skills they have learned at their previous job.

Office space is supplied gratis by NC OHCD, which includes furniture, computer and telephone. This is a resource that is not easily duplicated and enables the SCORE volunteers to offer assistance and guidance quickly and accurately in a professional environment.

C. PROVIDE PROGRAMS AND SERVICES TO ADDRESS THE NEEDS OF SENIOR CITIZENS, YOUTH AND OTHER EXTREMELY LOW, LOW AND MODERATE INCOME PERSONS.

The consortium continues to address the needs of extremely low, low and moderate-income persons throughout Nassau County by providing funding for programs and services. During the reporting period, numerous public services were carried out serving low and moderate-income segments of the population. Programs were carried out throughout the consortium, in the Towns of Hempstead, North Hempstead and Oyster Bay, the Cities of Glen Cove and Long Beach, and the Villages of Freeport, Great Neck Plaza, Hempstead, Rockville Centre, Sea Cliff, and Westbury.

Approximately 10% of our annual CDBG allocation is granted to non-profit organizations providing public services for persons with special needs such as senior citizens, the physically challenged, at-risk youth, families, and the homeless. Public service funding was also provided to assist with employment training, food pantries/soup kitchens, substance abuse prevention, mental health counseling, crime awareness, fair housing counseling testing and enforcement, English as a Second Language (ESL) training, veteran's organizations, economic development, and for public health programs.

During the program year, Nassau County directly funded several diverse non-profit organizations. For example, Community Organization for Parents and Youth, Inc. (COPAY) focuses on promoting diversity, inclusion, acceptance and understanding. The program is not only centered on youth or adults, but families as a whole. COPAY helps build strong healthy families by trying to break the cycle of addiction and abuse. Family members are taught about effective community attachment, cultural enrichment and healthy and sober living.

Project GRAD Long Island is a nonprofit educational reform model currently partnering with the Westbury Union Free School District to help more students graduate from high school and succeed in college. Project GRAD stands for “Graduation Really Achieves Dreams”, and provides \$6,000 in college scholarships to students who complete two summer study programs, achieve a grade average of 81% by high school graduation, and maintain good academic standing in college. Nassau County allocated funding for Project Grad to further their goal to increase the rate of college bound students in an underserved community. The students enrolled in Project GRAD attend summer sessions at Molloy College in Rockville Centre. The courses at Molloy give students a taste of college in a real academic setting. Westbury is one of 13 sites in the Project GRAD U.S.A. network.



Employment training is extremely important for those individuals competing in the workforce. Nassau County has continued to fund the Autoseum Training and Teaching Facility. This program has grown exponentially over the past couple of years and has seen great success. This training center provides education to low income adults and teens who are interested in antique and entertainment industry car restoration. The goal is to expand an individual's love of cars through information and education. The classes consist of professional instruction and internship programs.



Autoseum Training Center

Nassau County Department of Public Works (NC DPW) has also partnered with Nassau BOCES to undertake a summer internship program. During the summer, students are given the opportunity to use their career tech skills in an internship four days a week with NC DPW. They are provided with a work-based learning program in the areas of plumbing, electrical, HVAC, carpentry and the like. This has proven very successful as the students apply their classroom knowledge to the real world.



BOCES Intern at NC DPW

La Fuerza Unida, Inc.'s "New Frontier Opportunity Center" provides job skills training, counseling and placement for day workers. These workers have limited English proficiency and the Center assists them with communication and soft skills.

The Roosevelt Community Revitalization Group, Inc. received funding to run a farmer's market during the fall. The farmers market creates jobs and work experience for low income High School students. This is a great opportunity for these youth to learn about business development, customer service, and accounting.

Providing job training for disabled adults has become increasingly important for those individuals and their families. During the program year, Community Mainstreaming Associates' Sweet Comfort Bakery offered job training opportunities to disabled residents residing in the group homes they operated. Twelve (12) adults with developmental disabilities were trained to work at the bakery in various positions. This not only provided these individuals with the skills needed to be employed, but also personal satisfaction and pride that comes with earning a living.



Sweet Comfort Bakery

Teaching our youth to be mindful of the environment and improving their quality of life is the mission of the non-profit organization Operation SPLASH (Stop Polluting, Littering and Save Harbors). SPLASH provides training and education to students in the Freeport and Long Beach school district. Staff volunteers teach students about how the pollutants affect the ocean wildlife. Not only does the staff conduct presentations in the schools, they take the students out into the field on boats and on the shore to clean-up debris and storm drains.



Another non-profit funded under Nassau County's CDBG program is Semper4Veterans. Semper4Veterans, founded in August 2009, is a non-profit organization that provides support to disabled, active, needy veterans and their families from all branches of the U.S. military on Long Island. The primary goal is to provide assistance to individuals and families in need of groceries, clothing, transportation, and other basic necessities. Semper4Veterans recognizes the courage, commitment and sacrifices that soldiers and their families have made and are making every day.

Our non-profit providers not only wish to assist the community with their health and well-being needs, but want to provide economic development assistance. La Fuerza Unida Community Development Corporation is a 501(c)(3) formed to address the issues of economic underdevelopment confronting minority communities on Long Island. Its mission is to promote sustainable economic growth in low to moderate income communities by providing minority and women owned business enterprises access to capital, business development services and other tools which will create jobs and long term prosperity. During the year fifty-six (56) businesses were provided with technical assistance.

CDBG funds allocated explicitly to address the needs of senior citizens were provided to various non-profits in the Towns of North Hempstead and Oyster Bay, the Villages of Freeport, Great Neck Plaza, Hempstead Village, Rockville Centre, Sea Cliff and Westbury, and the Cities of Glen Cove and Long Beach. Services included nutrition education, transportation, health care, and recreation. The L. Sandel Senior Center in Rockville Centre provides a wide variety of programs and services to Rockville Centre's senior residents. Daily nutrition programs, frail elderly services, recreation, socialization, community advocacy as well as many education classes are provided at the center. The Town of Oyster Bay has a large senior population and addresses the health, social, and recreational needs that are indigenous to this demographic.

The City of Long Beach has a long history of providing senior citizens with health and well-being programs. The Long Beach Senior Center receives yearly funding through the CDBG program. Many different classes that are available throughout the week include health workshops, yoga, dance, art workshops, Tai Chi, Zumba, and defensive driving classes.



City of Long Beach Senior Center

The Village of Great Neck Plaza funds a Senior Transportation Program on a yearly basis that provides senior citizens the opportunity to shop for necessities during the week. The Village of Sea Cliff provides a similar transportation program for their seniors as well as funding a visiting nurse service for those residents unable to leave their homes.

Many public services focus on youth and keeping them actively engaged and off the streets. Boys and Girls Clubs in the Village of Hempstead, the Town of Oyster Bay and the City of Glen Cove offer a variety of programs including sports, counseling, homework assistance, bullying prevention, gang prevention, and substance abuse prevention. Through these programs, youth are provided with a safe, structured, and healthy environment. But for the Boys and Girls Clubs, many youth would go home to empty houses without the benefit of a healthy snack, academic assistance and organized play-time. These programs provide a safe haven for disadvantaged youth in Nassau County. The Grenville Baker Boys and Girls Club has more than 1600 members visit the Club each year. It fed over 400 people at its Thanksgiving dinner, provided homework help to more than 300 kids and healthy snacks to over 100 kids per day, and provided summer programs to more than 250 children. The Club also provided \$19,000 in college scholarship.



Grenville Baker Boys and Girls Club

The Cedarmore Corporation carries our various youth services programs for at-risk youth in Nassau County. Cedarmore is a community-based organization which has been providing youth services for over 30 years, including a summer sports program, after-school tutoring, and a youth entrepreneurship program. The "After School Enrichment Program" is dedicated to cultivating leadership skills in youth, the "Big Brother Basketball Association" promotes healthy living through sports workshops and training, the "Ready, Set, Know Program" promotes healthy decision making in adolescents, and the "Young Entrepreneurs Training Program" teaches young people how to start their own business.

Record numbers of Nassau County residents are receiving food stamps and welfare cases are expanding. Families are struggling to make ends meet. More often than not, these families who never faced hunger before are now stretching pennies just to provide basic food necessities for their families. The Village of Freeport has focused a portion of their public service dollars on assisting non-profit entities who service the hungry and homeless. The Village funded Long Island Cares, Inc., which provides residents from all over Nassau County with food, baby supplies, clothes etc. LI Cares is looking to recruit local middle and high school students to volunteer.

Our Holy Redeemer Parish Outreach is part of a social service organization dedicated to servicing the poor and homeless in Freeport. They provide services including food, clothing, and address the needs of the homeless. Parish Outreach staff also assist their neighbors who need help submitting FEMA applications for rent, and prepare applications for HEAT program, obtain health care information, and provide advocacy referrals and counseling.

Island Harvest, Long Island's largest hunger relief organization, serves as the bridge between those who have surplus food and those who need it. Island Harvest volunteers and staff "rescue," or collect, good surplus food from over 600 local restaurants, caterers, farms, and other food-related businesses; and distribute it to a network of close to 500 soup kitchens, food pantries, and other places where those in need can access it. In the 39th program year, Island Harvest was awarded \$25,000.00 in CDBG funds for its "Summer Feeding Program". This year, 1,400 children received free nutritious lunches via this program. These meals are a critical source of nourishment for the children during the summer months.



Substance abuse is a major problem in Nassau County and Long Island in general. Long Beach Reach, Inc. runs a program that works with troubled youth and their families to engage them and help them learn better ways to cope with their rage, depression and pain. The goal is to help seek creative alternatives to self-destructive behavior, anti-social behavior, and drug and alcohol abuse.

Because domestic violence can affect people of all walks of life, it is critical to provide comprehensive services and counseling for the victims. Victims of domestic violence or sexual assault are extremely vulnerable. Nassau County continually provides funding for "The Safe Place" which offers victims of domestic violence a comprehensive, safe facility. They operate a 24/7 hotline, hospital advocacy, shelter, legal advocacy, children's services and safe visitation.



North Shore Child and Family Guidance Center, which has been allocated CDBG funds over the past few years, addresses critical mental health services for low/mod income residents primarily in the New Cassel/Westbury area. This organization fielded 75 direct emergency, triage and high risk services for youths and their families this year. All emergency calls were seen within 24 to 48 hours of initial contact. Ninety-percent of the emergency cases were successfully engaged in mental health services at the Guidance Center and the other 10% were linked to more appropriate higher levels of care.

D. PROVIDE IMPROVEMENTS WHICH ELIMINATE ARCHITECTURAL BARRIERS WHICH RESTRICT ACCESS BY THE PHYSICALLY CHALLENGED.

The Nassau County consortium is committed to addressing the needs of the physically challenged population. Thus, projects which remove architectural barriers, such as the construction of handicapped accessible bathrooms, doors, entryways, and walkways are given precedence. Nassau County HOME projects routinely dedicate units expressly for handicapped individuals. Nassau County's residential rehabilitation program also provides handicapped accessibility improvements to homeowners. The Town of Oyster Bay funded numerous accessible chair glides to be installed in those homes where there are disabled senior citizens and residents who can no longer reach the upper floors of their homes. During the program year, eleven (11) units were made handicapped accessible. The Town of Hempstead's residential rehabilitation program also makes necessary ADA compliant renovations to the homes of income eligible senior residents. They include ramps, bathrooms, chair glides, door widening and any other necessary improvement that would allow the senior to age in place. Approximately thirty (30) handicapped accessibility improvements were carried out this year.



The La Cite HOME project, which was a rental construction project in the Village of Hempstead, constructed all twenty nine (29) units with strict ADA standards. This is a critical component of any new construction or substantial rehabilitation project. Affordable rental units are difficult to locate in Nassau County as they are a coveted commodity, but affordable rental units that are also accessible for handicapped residents are obviously in even greater demand.

The Denton Green HOME funded project, located in Garden City Park, called for the rehabilitation of seven (7) units of senior rental housing to be made accessible to the standards of

the Americans with Disabilities Act of 1990 (ADA). Each unit has fully equipped bathrooms, kitchens, and doorways. This project is complete giving residents free and easy access to the bathrooms and kitchen.



Denton Green Handicapped Accessible Shower

Another HOME project that was funded during the program year addresses the needs of our disabled population. Family Residences and Essential Enterprises, Inc. (FREE) provides an array of person-centered services to individuals, of all ages, diagnosed with developmental and/or behavioral health disabilities. FREE's residential program caters to these handicapped individuals. HOME funds are being used to rehabilitate a legal two-family home including kitchen, bathroom, stoop and walkway.

The Town of Hempstead funded several handicapped accessibility improvements during the program year. Three parks within the Town now have fully accessible restrooms for seniors and handicapped residents. Franklin Square's Averill Blvd. Park, Harold Walker Memorial Park in Lakeview and Uniondale Avenue Park in Uniondale are all now equipped with ADA compliant facilities. In addition to the park improvements, the Town funded a handicapped accessible ramp at the East Rockaway VFW Post 3350. It was clear that young and old veterans alike require unobstructed access to the VFW Hall.



Uniondale Park Handicapped Accessible Restrooms

The City of Long Beach had allocated CDBG funding to construct handicapped accessible restrooms at the St. Mary's Food Pantry, which also serves as an outreach community center serving those families and individuals most in need. The improvement allows people with disabilities access to the facilities when visiting to obtain food and shelter.



The Village of Floral Park has completed the architectural and engineering plans that will make Village Hall handicapped accessible for all residents. These improvements will be carried out over the next couple of program years and will include handicapped ramps and an elevator.

The Village of Mineola has funded handicapped accessibility improvements to the local Irish American Society, where community events are the norm. The new facilities will benefit the senior and physically disabled population. Additionally, a much-utilized local community park, Wilson Park, is undergoing extensive renovations of the bathrooms and concession stand that will allow handicapped residents and senior citizens easier access to the facilities.



B. AFFORDABLE HOUSING

Affordable housing accomplishments during the reporting period are detailed in Section A. 1. of this narrative clearly indicating that the County is addressing its five year housing goals.

The following tables summarize the County's five year goals and its annual accomplishments for year four of the 2010-2014 Consolidated Plan.

Summary of Specific Housing and Community Development Objectives
Grantee Name: Nassau Urban County Consortium

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
1	Production of rental housing for extremely low and low income persons and seniors	HOME	2010	# of new affordable rental units	0	0	0%
			2011		94	94 (Twin Oaks)	70%
			2012		20	36 (Cathedral)	97%
			2013		10	29 (La Cite)	119%
			2014		10		%
MULTI-YEAR GOAL				134	159		
2	Expansion of housing opportunities through production of new owner units for low and moderate income homebuyers and first time homebuyers	HOME	2010	# of new affordable homeowner units	11	11	12%
			2011		10	1 (Clarkin)	13%
			2012		35	5 (Inwd,UNCCRC)	20 %
			2013		20	0	20 %
			2014		10		%
MULTI-YEAR GOAL				86	17		
Affordability of Decent Housing (DH-2)							
1	Expansion of housing opportunities for low and moderate income first time homebuyers through homeownership assistance	HOME	2010	# of households provided	55	55	44%
			2011		25	11	52%
			2012		15	34	80%
			2013		15	20	96%
			2014		15		%
MULTI-YEAR GOAL				125	120		
2	Rental assistance for extremely low and low income households	Housing Choice Voucher Program (Nassau County)	2010	# of households provided rental assistance	3,000	3,031	20%
			2011		3,000	3,031	40%
			2012		3,000	3,031	61%
			2013		3,000	3,031	81%
			2014		3,000		%
MULTI-YEAR GOAL				15,000	12,124		
3	Substantial rehabilitation for the expansion of rental housing for very low, low and moderate-income households	HOME	2010	# of housing units created or retained through substantial rehabilitation	245	245 (Bedell)	72%
			2011		88	88 (Cow Bay)	97%
			2012		0	0	97%
			2013		5	10 (Denton)	100%
			2014		5		%
MULTI-YEAR GOAL				343	343		
3a	Substantial rehabilitation for the expansion of rental housing for low and moderate-income households	NSP	2010	# of housing units created or retained through substantial rehabilitation	45	125 (Bedell)	100%
			2011		50	0	%
			2012		30	0	%
			2013				%
			2014				%
MULTI-YEAR GOAL				125	125		
3b	Substantial rehabilitation for the expansion of homeownership opportunities for low and moderate-income households	NSP	2010	# of housing units created or retained through substantial rehabilitation	15	11	31%
			2011		15	12	65%
			2012		5	4 (UNCCRC)	77%
			2013		1	1	80%
			2014				%
MULTI-YEAR GOAL				35	29		
4	Provide housing support services for very low, low and moderate income households.	LIHP LIHS OHHS HPRP/ ESG	2010	# of households served	2,500	2,537	26%
			2011		2,500	2,957	51%
			2012		2,500	1,010	67%
			2013		1,100	762	75%
			2014		1,100		%
MULTI-YEAR GOAL				9,700	7,266		

4a	Provide housing support services for homeless population	ESG CoC Warm Bed	2010 2011 2012 2013 2014	# of households served	4,500 4,500 4,500 4,500 4,500	5,102 3,807 3,250 4,665 %	22% 38% 54% 75% %
			MULTI-YEAR GOAL		22,500	16,824	%
5	Housing rehabilitation assistance for extremely low, low and moderate income owner households (rehabilitate units at an average cost of \$20,000/unit)	HOME	2010 2011 2012 2013 2014	# of owner units rehabilitated	20 0 0 0 0	20 0 0 0 %	100% 100% 100% 100% %
			MULTI-YEAR GOAL		20	20	100%
6	Housing rehabilitation assistance for extremely low, low and moderate income owner households (rehabilitate units at an average cost of \$20,000/unit)	CDBG	2010 2011 2012 2013 2014	# of owner units rehabilitated	128 100 85 70 70	128 130 116 137 %	28% 56% 83% 113% %
			MULTI-YEAR GOAL		453	511	
7	Housing rehabilitation assistance for extremely low, low and moderate income renter households (rehabilitate units at an average cost of \$20,000/unit)	CDBG	2010 2011 2012 2013 2014	# of rental units rehabilitated	0 0 5 5 5	0 0 0 0 %	0% 0% 0% 0% %
			MULTI-YEAR GOAL		15	0	
Availability/Accessibility of Suitable Living Environment (SL-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
1	Provide programs and services to address the needs of seniors, youth and other very low, low and moderate income persons	CDBG	2010 2011 2012 2013 2014	Approx. # of low and moderate income persons served	50,000 50,000 50,000 50,000 50,000	50,000 50,000 50,000 50,000 %	20% 40% 60% 80% %
			MULTI-YEAR GOAL		250,000	200,000	
2	Provide improvements to homes and public facilities which remove barriers that restrict access by the physically disabled	ABLE Program (2010-2011) CDBG HOME	2010 2011 2012 2013 2014	Approx. # of units or public facilities funded to remove architectural barriers ^(a)	11 11 10 10 10	11 12 12 13 %	21% 44% 68% 92% %
			MULTI-YEAR GOAL		52	48	
Sustainability of Suitable Living Environment (SL-3)							
1	Eliminate and prevent blight through rehabilitation, demolition and redevelopment activities, as well as code enforcement	CDBG	2010 2011 2012 2013 2014	# of urban renewal and annual plan projects/activities	45 40 35 35 35	45 52 41 26 %	23 % 51% 73% 86% %
			MULTI-YEAR GOAL		190	164	%
2	Provide new and improved PF&I improvements to improve the environment for very low, low and moderate income households	CDBG	2010 2011 2012 2013 2014	# of projects/improvements in targeted CDBG eligible areas	40 40 40 40 40	40 43 37 35 %	20% 41% 60 % 78% %
			MULTI-YEAR GOAL		200	155	
3	Evaluate and reduce lead based paint hazards in the Consortium	CDBG LHRD ^(b)	2010 2011 2012 2013 2014	# of housing units inspected for lead based paint and hazards removed	128 100 85 70 70	128 193 142 137 %	28% 70% 103% 132% %
			MULTI-YEAR GOAL		453 ^(c)	600	

Availability/Accessibility of Economic Opportunity (EO-1)							
1	Target services to reduce the number of households living in poverty	CDBG	2010 2011 2012 2013 2014	Approx. # of households assisted	3,500 3,500 3,500 3,500 3,500	3,500 3,601 3,500 3,500	20% 40% 60% 80% %
MULTI-YEAR GOAL					17,500	1,419	
Sustainability of Economic Opportunity (EO-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
1	Upgrade the physical condition of local business areas to eliminate and prevent blight, and create and retain jobs	CDBG	2010 2011 2012 2013 2014	Approx. # of projects or businesses assisted	20 20 20 20 20	20 30 15 24	20% 50 % 65% 99% %
MULTI-YEAR GOAL					100	89	

Notes: ^(a) Some units also funded for residential rehabilitation.

^(b) Lead Hazard Reduction Demonstration (LHRD) Program is funded in 2010 and 2011 only.

^(c) Housing units also funded for residential rehabilitation.

C. CONTINUUM OF CARE NARRATIVE

See Exhibit Tab – Continuum of Care - which includes detailed data from the Continuum of Care Group, which is their most currently available information.

D. OTHER ACTIONS

1. PLANS TO REMOVE OBSTACLES

As outlined in our Consolidated Plan, Nassau County is facing obstacles in addressing its housing needs which include:

a. Lack of Vacant Land

Nassau County is highly developed, with little vacant or undeveloped land remaining. Where land is available, zoning generally permits more lucrative and larger scale development.

The limited amount of developable land restricts the number of new rental units and homeownership housing that can be built. The lack of land results in new units being constructed on in-fill sites or properties assembled through urban renewal. Though the redevelopment of such sites helps to stabilize or revitalize some communities, it may limit the number of units that may be developed at one time, thus reducing the economies of scale for each project.

b. High Cost of Land

A limited supply of land and high demand results in higher property costs, particularly for undeveloped land. The property values for parcels of land are cost prohibitive and generally precludes the development of housing without a significant subsidy. Typically, increasing the

number of dwelling units on a site would help to offset the high land costs. However, there are very few high density residential sites left in the County. Throughout the County, non-profit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations made by municipalities, the County and/or the State.

c. Limited Availability

There is strong competition for available affordable housing funding. The County's annual allocations of CDBG and HOME funds are facing the deepest declines in years and there are often more requests for funding than monies available. Other Federal and State funds are also limited. Not-for-profit and for-profit developers seeking to build affordable housing are all competing for the same limited pool of funds.

The County continues to pursue and encourage affordable housing opportunities in an attempt to meet this need. Community meetings have also been held throughout the County to address local issues and concerns including the need for starter housing. The County has addressed this by prioritizing the rehabilitation of existing properties in Nassau. The Twin Oaks project in the Village of Hempstead is a perfect example of this type of conversion to affordable housing units.

Urban renewal techniques were employed by the Town of North Hempstead and Town of Hempstead to assemble properties for affordable housing.

In the Towns of Hempstead and Oyster Bay, the respective Town Boards continue to consider the development of suitable sites for "Golden Age" or "S-2" zoning, which are designed to encourage developers to build affordable, moderate income senior citizen housing. These zoning classifications generally allow for greater density and a lower tax assessment of the properties, negating the need for additional subsidies from the HOME Program. The Villages of Hempstead, Farmingdale and Valley Stream have also revised their zoning to allow greater density and more housing in the downtown area.

2. EVALUATE AND REDUCE LEAD BASED PAINT HAZARDS

In order to better serve community needs for testing of lead-based paint hazards, NC OHCD, through an RFP process, contracted with a qualified company to carry out the necessary testing in coordination with our Residential Rehabilitation Program. These services are necessary in order to manage asbestos/lead containing materials (ACM/LCM) for residential properties within Nassau County. This will ensure that the ACM/LCM is managed in compliance with all regulatory requirements and to protect the health and well-being of occupants and the general public in Nassau County.

3. REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES

Many of the strategies set forth in the Five-Year Consolidated Plan are directed at reducing the number of households in poverty or providing housing and supportive services to prevent families and individuals from falling below the poverty line. The County's "No Wrong Door" program is a partnership between the County and Nassau University Medical Center and Families Together in NYS, Inc., designed to promote emotional wellness for children and their families in Nassau County. It utilizes coordination between various County agencies to streamline the delivery of social services to those in need.

Nassau County released its "Ten Year Plan to End Homelessness" on July 17, 2008. Currently, Nassau County is implementing the plan. The plan presents a graphic picture of the extent of homelessness and the numbers of Nassau residents who regularly live on the verge of

homelessness. The plan provides for a central database and source of information that will improve programs, expand resources and target service delivery more effectively to reach individuals and families. The Plan will help stimulate the development and provision of affordable rental housing and appropriate supportive housing throughout the County. This was a collaborative effort on behalf of many Nassau County agencies, non-profit entities, planners, and community based and faith based organizations.

The Long Island Coalition for the Homeless continues to serve as the lead agency for the preparation and coordination of grant application preparation and program implementation for the Nassau County Continuum of Care (CoC) group which receives funding under the HUD Super NOFA.

Consortium communities have continued to leverage Community Development Block Grant funds for public services such as tutoring, mentoring, counseling, and job training in support of families seeking to attain self-sufficiency.

Family Self Sufficiency Program

In addition, the Nassau Housing Choice Voucher Program administered by the Nassau County Office of Housing and Homeless Services works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage.

Family Unification Program

Family Unification vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families. Family unification vouchers enable families to lease decent, safe and sanitary housing.

Families are eligible for these vouchers if they meet two conditions:

- The public child welfare agency has certified that it is a family for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care, or in the delay of discharge of a child, or children, to the family from out-of-home care; and
- The Housing Agency has determined the family is eligible for a housing choice voucher.

4. COORDINATION

With dwindling budgets, Nassau County departments have been coordinating efforts to get projects off the ground. To that end, Nassau County OHCD and Nassau County DPW/Planning Commission are working closely on the "Sustainable Communities" and the "Complete Streets" initiatives. By attending meetings and being part of the dialogue, it allows for coordinating efforts and funding. Nassau County adopted a Complete Streets policy in 2013, whereby all future road projects should anticipate future demand for biking, walking, and other alternative transportation facilities. Complete Streets design features are roadway design features that accommodate and facilitate convenient access and mobility by all users. NC OHCD will be coordinating effort with consortium members to enforce a Complete Streets policy. Currently, NC OHCD is reaching out to Great Neck Plaza Village who has been aggressively transforming the Village into a pedestrian and bike friendly neighborhood.

Also, NC OHCD funded several Nassau County Parks projects, leveraging capital funds with CDBG grant funds to upgrade five local parks in low income communities. NC OHCD has also discussed with other County Departments the possibility of utilizing CDBG funds as the non-federal match when applying for other grant dollars to complete large scale projects.

Community visioning processes have been completed in the Village of Freeport, City of Glen Cove, Town of Hempstead (Elmont, Inwood, Baldwin, Roosevelt and Uniondale), Village of Hempstead, Town of North Hempstead (New Cassel) and the Town of Oyster Bay (Hicksville). The Elmont Visioning Plan funded jointly by Nassau County and the Town of Hempstead is targeting Hempstead Turnpike from the Queens border to the Franklin Square border.

Glen Cove's Community Vision Project is targeting areas adjacent to the downtown. These include: linking communities surrounding the Cedar Swamp area; exploring transit-oriented development by the Glen St. train station; improving public transit connections and usage; and creating workforce/affordable housing by the train station..

The Village of Freeport completed the visioning process for North Main Street that includes:

- Developing a streetscape plan for North Main Street
- Reconfiguration of North Main Street for enhanced pedestrian movement and transit connection to the Nassau HUB
- Taking advantage of LIRR station vicinity for transit-oriented development
- Exploring areas for mixed-use development, affordable and market rate housing within the downtown and commercial development
- Rebuilding and modernizing infrastructure
- Furthering economic development
- Creating new form-based zoning code (design oriented)

The Uniondale visioning consisted of input from NC OHCD, Nassau County Planning Dept., community leaders, private planners and political leaders. This was a true coordinated effort on behalf of all parties involved. Goals include:

- Improving traffic
- Improving transportation
- Street and commercial beautification
- Economic Development
- Sustainability of residential neighborhoods.

SCORE is provided office space at NC OHCD. SCORE is a volunteer organization that has been helping small businesses for over 40 years and is a resource partner of the U.S. Small Business Administration (SBA) with over 10,000 SCORE counselors in the U.S.

In addition to coordinating efforts within our consortium, technical assistance was provided to non-profit housing agencies on an individual basis, as previously noted. Assistance was also provided to emergency and transitional shelter providers. The staff and consultants to the County NC OHCD are very accessible to other agencies and departments in the provision of technical assistance and in the coordination of activities.

5. PUBLIC HOUSING IMPROVEMENTS AND INITIATIVES

Nassau County has an estimated 7,450 housing units with some type of federal assistance. Of these, approximately 3,789 are public housing, and approximately 3,200 are other project based assisted housing developments built under Section 202, Section 8 and Section 236 Programs. Additionally, as cited in Section I.A.1, 5,177 households receive rental assistance via a tenant-based Housing Choice Voucher administered under one of twelve (12) different programs in the County. There are long waiting lists for all assisted and public housing. Several of the Public Housing Authorities (PHA's) in Nassau County have been identified as "troubled" by HUD due largely to increasing costs and limited financial resources, particularly where PHA's operate underfunded New

York State assisted housing projects. Nassau County has been working closely with the local Housing Authorities in their efforts to revitalize and preserve the affordable housing stock through the disposition and privatization of obsolete public housing units as low income housing tax credit developments and housing choice voucher homeownership developments.

In developing the HUD 5-Year Consolidated Plan for Nassau County, NC OHCD consulted with the Executive Directors of the local PHAs who have reported the following concerns:

- The age of the local low rent housing stock and the need for significant reinvestment into these units
- The cost of operating low rent housing with particular concerns related to the high cost of energy
- Social problems among the residents related to drugs and other criminal activity
- The need for programs to meet the needs of the residents especially youth
- The need for good quality rental housing stock for housing choice voucher residents

The local PHAs also reported that they are planning various redevelopment projects aimed at substantial rehabilitation of units and/or the creation of housing choice voucher homeownership units.

E. LEVERAGING RESOURCES

Other public and private funds were instrumental in carrying out activities in the County's Consolidated Plan. These leveraged resources include:

- U.S. Department of Housing and Urban Development: American Reinvestment and Recovery Act funding (ARRA a.k.a. CDBG-R)
- Neighborhood Stabilization Program (NSP) Grant Funds – Both Federal and State
- U.S. Department of Housing and Urban Development Lead Hazard Reduction Grant Program
- NYS Department of Transportation: Traffic Calming and multimodal funds
- NYS Division of Housing and Community Renewal (DHCR), NYS Housing Finance Agency (HFA), NYS Affordable Housing Corporation (AHC) and State of New York Mortgage Agency (SONYMA)
 - Housing Trust Fund
 - Project Based Section 8
 - Federal Low Income Housing Tax Credits
 - Tax Exempt Bonds
 - Grants
 - Empire Housing Funds
 - Mortgage Insurance Program
 - New York Main Street Program
 - USDOE Weatherization Funds
- HUD Super NOFA Supportive Housing funds
- NYS Office of Mental Retardation and Developmental Disabilities
- Industrial Development Agency Financing: Nassau IDA, Hempstead IDA, and Glen Cove IDA.
 - Tax exempt bonds with PILOTS
 - Tax leases with PILOTS

- Empire State Development Corporation
 - Restore New York Program
 - Excelsior Jobs Program
 - Economic Development Incentive programs
- New York State Department of State: Division of Coastal Resources, New York State Department of Environmental Protection, and New York State Office of Parks, Recreation and Historic Preservation
 - Brownfields Opportunity Area Program
 - Local Waterfront Revitalization Program Planning Grants
 - Environmental Protection Fund Grants
 - Environmental Bond Act Funds
 - State Historic Preservation Grant Funds
- US Environmental Protection Agency
 - EPA Brownfields Assessment Grants
 - EPA Brownfields Clean Up Grants
 - EPA Brownfields Revolving Loan Grant
- Nassau County
 - Capital Fund Projects: Community Revitalization Program and Environmental Bond Act
 - Nassau County Industrial Development Agency (IDA)
 - Nassau County Department of Social Services
 - Nassau County Youth Board
 - Nassau County Office of the Aging
- Consortium Resources
 - Local Capital Funds
 - Business Improvement District Funds
- Non-profit Resources
 - Capital Campaigns
 - Foundation Grants
- Private Financing
 - Community Preservation Corporation
 - Bank Financing
 - Federal Home Loan Bank

F. CITIZEN COMMENTS

A summary of comments on the Nassau County Annual Plan and overall Urban County Consortium program can be found in the Appendix of the Annual Plan on file with the Nassau County Office of Housing and Community Development, and the HUD New York Area Office. Additionally, a summary of comments on the Nassau County CAPER will be forwarded to HUD after the Public Notice has expired.

G. SELF EVALUATION

During the fourth year of the 2010-2014 Five-Year Consolidated Plan and Strategy, the County and its consortium members have made great strides towards meeting our amended goals and objectives. Regardless of the diminished funding and development obstacles, the consortium continues to complete substantial community development projects by leveraging other resources to supplement CDBG and HOME allocations. Nassau County has made an effort to change the grant in/grant out mentality and the consortium has responded by utilizing other resources and generating program income to complete significant community projects.

Nassau County has continued to carry out on-site subrecipient monitoring on a regular basis. Staff has been trained to conduct on-site monitoring and have successfully completed a multitude of monitorings. This does not include the day-to-day desk monitoring and ongoing technical assistance we provide for the consortium.

It is a requirement for all staff to undertake professional CDBG, HOME, NSP and ESG training, either in person or via webinar. The new "HUD Exchange Information Resource" website has been an effective tool for staff training and technical assistance. This site is utilized quite frequently and it has been impactful on day to day performance. Because of this, NC OHCD has seen significant improvement in staff knowledge on complex HOME, CDBG, NSP and ESG requirements. In order for staff in county, local government, non-profit organizations, and other vendor organizations to undertake programs, NC OHCD has actively scheduled trainings and workshops and has provided technical assistance through both County staff and professional consultants. This effort has been successful in professionalizing the program overall.

Nassau County OHCD actively meets with and solicits participation from consortium community members, non-profits and the development community in developing its Annual Action Plan as well as other planning initiatives. In order to further the communication between the consortium and the general public, NC OHCD has overhauled its web-site. The web-site now includes a host of valuable information about all of our programs as well as links to other agencies.

NC OHCD continues to publish a Community Development Newsletter, which is mailed to all of our consortium members and non-profit organizations and is available at all Public Hearings. This has strengthened communication between NC OHCD and our subrecipients. The Newsletter contains community highlights and initiatives as well as other Nassau County accomplishments.

II. CDBG Narrative Statements

A. ASSESS RELATIONSHIP OF USE OF CDBG FUNDS TO CONSOLIDATED PLAN PRIORITIES, NEEDS AND OBJECTIVES

Please refer to Part IA of this report for response.

B. DESCRIBE CHANGES TO PROGRAM OBJECTIVES

The County's Program objectives are extensive, as outlined in Part I of this report. No changes to program objectives occurred during the reporting period.

C. ASSESS GRANTEE EFFORTS IN CARRYING OUT PLANNED ACTIONS

The County has been successful in its efforts to carry out actions as planned in the Annual Plan and Five Year Consolidated Plan. The County has not hindered Plan implementation and has provided extensive technical assistance to non-profit organizations and municipal agencies in applying for State and other Federal resources to carry out activities.

D. IF APPLICABLE, EXPLAIN HOW USE OF FUNDS DID NOT MEET ONE OF THE NATIONAL OBJECTIVES

The County is not aware of any instances during the reporting period where the use of CDBG funds did not meet one of the three national objectives of the Program.

E. FOR ACTIVITIES INVOLVING ACQUISITION, REHABILITATION OR DEMOLITION OF OCCUPIED PROPERTIES, PROVIDE DISPLACEMENT PLAN

Currently, NC OHCD has a formal Residential Anti-displacement and Relocation Assistance Plan (RARAP) in conformance with applicable regulations as outlined in CPD Notice 94-16. The RARAP is available to subrecipients, developers and contractors who receive funding for activities involving acquisition, rehabilitation and demolition.

F. FOR ECONOMIC DEVELOPMENT ACTIVITIES, DESCRIBE HOW JOBS WERE MADE AVAILABLE TO LOW/MOD PERSONS

Nassau County's Economic Development Plan calls for economic development incentives to be provided to employers who agree to create additional jobs. Emphasis is placed on providing a decent salary and health care benefits.

Nassau County periodically surveys subrecipients of the Section 108 loan program to determine the number of employees on payroll including the number of low/moderate income employees. All of the

Section 108 loan projects are located in low/moderate income service areas.

G. FOR LIMITED CLIENTELE ACTIVITIES

Agencies undertaking limited clientele activities with CDBG funds are required by the County to document low and moderate income benefit, either by proving that activities serve senior citizens or the physically challenged, or by maintaining income documentation on file. All public service providers were provided with an accomplishments reporting form. The completed forms were utilized in preparing the CAPER updates and during on-site monitoring visits conducted by NC OHCD staff to ensure that projected and reported accomplishments are being adequately documented. These forms are being reviewed to ensure adequate data is being collected as per the Performance Measurement System detailed in Exhibit Tab – “Performance Measurement”.

H. PROGRAM INCOME NARRATIVE

Nassau County reported the receipt and expenditure of \$1,357,802.07 of CDBG Program Income during the reporting period, an increase from the previous year. Some of the difference was due to overlapping program years in IDIS and improvements in the timely submission of reports by consortium members that allowed for corresponding entries in IDIS at the end of the program year. The vast majority of the CDBG program income was received, maintained, and used by consortium member communities, namely the Towns of Hempstead, North Hempstead and Oyster Bay and by the Village of Freeport. The County itself and the Village of Rockville Centre also generated program income during the period.

The County continued its efforts during the reporting period to improve the methods utilized in the reporting of program income in order to better comply with the IDIS requirements. NC OHCD is working to ensure timely reporting by its member municipalities so that the data can be entered into IDIS regularly.

I. REHABILITATION NARRATIVE

During the program year CDBG residential and commercial rehabilitation was undertaken throughout the consortium. Specifically, the rehabilitation of 137 single family homeowner units was completed countywide using CDBG funds. Several communities utilized CDBG funds for commercial rehabilitation during the program year. The Town of Hempstead, the City of Glen Cove and the Villages of Bayville, Farmingdale, and Freeport expended CDBG funds to help fund façade improvements in their respective communities. The use of the CDBG funds for commercial rehabilitation is generally leveraged by a 50% private match.

III. HOME Funded Projects

A. ANALYSIS OF EXTENT TO WHICH HOME FUNDS WERE DISTRIBUTED AMONG DIFFERENT HOUSING NEEDS IDENTIFIED IN CONSOLIDATED PLAN

Please refer to Part IA of this report for details.

B. MATCH CONTRIBUTIONS REPORT

See Exhibit Tab – “HOME Match 40107A”

C. HUD FORM 40107 ON MBE/WBE PERFORMANCE

See Exhibit Tab – “MBE/WBE 40107”.

D. ON-SITE INSPECTION RESULTS OF ASSISTED HOUSING AND ASSESSMENT OF AFFIRMATIVE MARKETING ACTIVITIES AND OUTREACH TO MBE/WBE’S

Inspection of Assisted Housing

The County conducts on-site inspections of all new assisted units prior to closing, occupancy or completion. Either Community Development or Housing Choice Voucher inspection staff will inspect every assisted unit.

The County has developed an on-site inspection schedule in accordance with HUD regulations relative to number of units within a project. The inspections are to insure that units meet standards and remain in decent, safe and sanitary condition during the full HOME affordability period. NC OHCD inspection staff has been receiving training as certified inspectors to ensure that all inspections meet both HUD HQS standards as well as the New York State Housing Code.

Affirmative Marketing

There were homeownership and rental projects underway during the fiscal year. These projects carried out affirmative marketing efforts such as advertising in *Newsday*, a newspaper with metropolitan circulation, as well as local publications, and/or undertaking special outreach efforts to local senior centers, social services agencies, housing counseling agencies, religious organizations and civic clubs. Often, developers engage the services of the Long Island Housing Partnership, a local housing non-profit to assist with marketing, outreach and lottery procedures. LIHP is locally known as a resource for homebuyers and renters interested in affordable housing.

MBE/WBE Outreach

NC OHCD coordinates MBE/WBE outreach with the County’s Office of Minority Affairs (OMA) and the Coordinating Agency of Spanish Americans (CASA) to increase the level of MBE/WBE contractor participation in NC OHCD activities. The County adopted local Title 53 legislation for MBE/ WBE participation. This legislation was revised upon the completion of a Disparity Study.

OMA has implemented an MBE/WBE participation and certification program that will affirmatively outreach to both self-identified and certified MBE/WBEs. Contractors interested in bidding/proposing

on County contracts can register online with the County purchasing department on its website to receive industry specific announcements of bids via email.

OMA has developed a list of MBE/WBE contractors. Developers receiving HOME assistance are advised to work with OMA on making best efforts to outreach to MBE/WBE contractors. Additionally, NC OHCD has outreached to Coordinating Agency for Spanish American (CASA) to solicit MBEs through their network of clients and contacts. The Community Development web-site contains on-line applications for contractors to participate in our residential rehabilitation program as well as to advertise all of our programs available to MBE/WBEs and the general public. This advertisement is also included in the Community Development Newsletter that is widely distributed.

IV. HOPWA Funds

Not Applicable to Nassau County.

V. ESG Funds

A. DESCRIPTION OF HOW ESG ACTIVITIES ADDRESSED HOMELESS AND HOMELESS PREVENTION GOALS AND OBJECTIVES OF THE CONSOLIDATED PLAN

Nassau County's Emergency Solutions Grants Program is used to fund non-profit organizations that operate emergency shelters and transitional housing as well as for administering homeless prevention activities in-house. The shelter providers use emergency shelter funds to rehabilitate shelters, provide additional operating funds, and essential services. Most of the shelters provide their matching funds through the operating "per diem" provided by the Nassau County Department of Social Services. Some of the non-profits meet their match through fundraising activities.

The County has made efforts in recent years to increase the number of non-profit operated shelters to reduce the use of hotels for shelter. Unlike the non-profit shelters, the hotels provide no services to assist the clients in transitioning to permanent housing. The County funds shelter providers who shelter victims of domestic violence, mothers with infants, families with children, men, women, unaccompanied youth, and formerly incarcerated persons.

B. DESCRIPTION OF SOURCES AND AMOUNTS OF FUNDS USED TO MEET THE MATCH REQUIREMENTS OF THE ESG PROGRAM

Each of the ESG grant recipients fulfilled the 100% match requirement of the Program. See Section 1G of Narrative.

VI. Public Participation Requirements

This report has been made available for public comment. A Notice was published in *Newsday* as well as the county web-site announcing the availability of the CAPER for review during a 30-day public comment period. A copy of the publication is provided.